

CERTIFICATE OF APPROPRIATENESS APPLICATION

CITY OF SENECA, SOUTH CAROLINA

GENERAL PROCEDURE - A Certificate of Appropriateness (COA) is required for any external changes to properties within the Design Review Districts (DRD). If the changes meet the guidelines, Planning & Development staff approves the application. If the changes proposed deviate from the guidelines, the application is referred to the next regularly scheduled meeting of the Board of Architectural Review for public hearing.

Property Location: 406 S. Townville St.	Application Date: 2/28/19 Tax Map #: 520-40-01-005
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Property Owner(s): Kyle McCormick	Phone #: (843) 368-4825
Owner(s) Address: 307 Worbranch Rd, Central, SC 29630	
Applicant(s): Kyle McCormick	Phone #: (843) 368-4825
Applicant(s) Address: 307 Worbranch Rd, Central, SC 29630	
Relationship (Owner & Applicant): Self	

Date of Construction: 1934	Building Form: Stick Built	Specify Other:
Original Use: Residential	Specify Other:	Cost of Project: \$4000
Brief History and Description of the Property: Residential		
Historical/Architectural Significance(s) of the Property: None / AR District Overlay		
Dates of Construction/Alteration Activity: 1/1/2014 - 4/30/2014		
Type of Action(s) Proposed: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Remove <input type="checkbox"/> Demolition		
Description of Proposed Action(s) and Extent:		

Project Architect/Engineer: Self	Phone #: (843) 368-4825
Architect/Engineer Address: 307 Worbranch Rd, Central, SC 29630	

Property Owner(s) Signature: <i>Kyle McCormick</i>	
Applicant Signature: <i>Kyle McCormick</i>	

STAFF USE ONLY	
Application Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Modification (specified below in comments) <input type="checkbox"/> Denied	
Board of Architectural Review Chairperson Signature:	Date:
Comments:	

- ① New Hardiplank Siding on Front Facade - replace rotten clapboard
- ② New Brick / colored 4x4 columns to replace ~~deficient~~ deficient brick columns
- ③ Remove chimney due to lean and foundation ~~deficiencies~~ deficiencies
- ④ New front door, bedroom door (double doors french doors)
- ⑤ New decking for porch - staff approved - 2/28/19
- ⑥ New Roof - like roof porch - metal

The Seneca Board of Architectural Review met on Monday, January 28th, 2019 at 6:00 p.m. in the Council Chambers at City Hall. Members present included Mr. Dave West, Chairman, Mr. Tom Jones, Vice Chairman, Mr. Glenn Abbott, Mr. Terry Keane and Mr. Dee Barnes. Also present was Mr. Ed Halbig, Director, Ms. Tracy Smith, Administrative Assistant, and other interested persons (list in minute book). The press and public were duly notified as required by law.

**MOTION:
MINUTES**

MOTION made by Mr. Jones to approve minutes as presented.

SECOND made by Mr. Keane

AYE Mr. West, Mr. Jones, Mr. Abbott, Mr. Keane and Mr. Barnes

NAY none

**COA:
520-33-07-011**

Mr. West read the meeting procedures and application.

Mr. West asked if there was anyone who wished to speak in favor of the application.

Mr. Thomas Bibb introduced himself to board as property owner. He affirmed the request. He gave board pictures of building showing the removal of chimney and discussed deterioration and the replacement of roof.

Mr. Barnes asked if by removing the chimney, from the back side it will blend in and look like it never existed.

Mr. Bibb stated yes.

Mr. Jones asked if fireplace went through house.

Mr. Bibb stated no.

Mr. Keane asked if by allowing the removal of chimney it would set a precedent.

Mr. West stated he did not think that would be an issue. He had driven through neighborhood and many of the homes did not have chimneys. The applicant's home was not in the historic district and the chimney was not a tall structure.

Mr. Keane asked if TV antenna would be taken down if chimney removed.

Mr. Bibb stated it would be staying.

Mr. Barnes asked if applicant was waiting for the chimney to be removed before roof completed.

Mr. Bibb stated yes.

Mr. West asked if there was anyone who wished to speak in opposition of the request.

There being none.

MOTION
COA: 520-33-
07-011

Motion made by Mr. West to approve COA 520-33-07-011 as submitted.
 AYE Mr. West, Mr. Jones, Mr. Abbott, Mr. Keane and Mr. Barnes
 NAY none

NEW
BUSINESS

Mr. West asked if there was any new business to discuss.

Mr. Halbig discussed color palette for the downtown commercial historic district. He discussed two different approaches, using the Munsell color system or choosing to use a color palette. He also discussed the separation of buildings and accent color features.

Mr. Jones stated he liked the Munsell system.

Mr. Barnes stated he had contacted the City of Spartanburg in regards to their exterior color ranges and how they chose from a color chart. He discussed different color schemes, how buildings visually look, and that some building do not need to be painted.

Mr. Jones stated he agreed with Mr. Barnes. He discussed a town in Tennessee color scheme. He stated that all color change should come before board. He felt the city was allowing too much gray.

Mr. West stated he was not in favor of any more gray at this time.

Mr. Keane asked if this would affect residential.

Mr. Halbig stated at this time it is for only commercial buildings within the historic district. He discussed the corridor for which this would apply.

Mr. Jones asked for a meeting at a later time to discuss different color palette ideas.

Mr. Halbig suggested sending emails with ideas. Since BAR is quasi-judicial it cannot produce legislation. So the information compiled will need to be taken to Seneca Planning Commission for their recommendation with City Council.

Discussion followed.

Ms. Smith recommend the board meet on February 18th, 2019 at 2:00 pm to go over their compiled information before the Seneca Planning Commission heard it that night at 6:00 pm at their regular meeting.

OLD
BUSINESS

Mr. West asked if there was any old business to discuss.

There being none.

MOTION:
ADJOURN

MOTION made by Mr. Jones to adjourn.
 SECOND made by Mr. Keane
 AYE Mr. West, Mr. Jones, Mr. Abbott, Mr. Keane and Mr. Barnes
 NAY none

ADJOURN

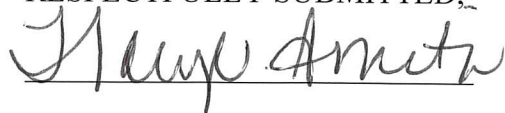
Meeting adjourned at 6:53 pm.

APPROVED AS TO CONTENTS,

A handwritten signature in dark ink, appearing to read 'Ed Halbig', written over a horizontal line.

Edward Halbig, Director
Planning and Development

RESPECTFULLY SUBMITTED,

A handwritten signature in dark ink, appearing to read 'Tracy C. Smith', written over a horizontal line.

Tracy C. Smith, Admin. Assist.
Planning and Development

Staff Report

To: Board of Architectural Review	Date:	March 7 th , 2019
From: Edward R. Halbig, A.I.C.P.	Public Hearing:	March 25 th , 2019
	Docket:	406 S Townville St

406 South Townville Street is a single family dwelling.

The Oconee County Assessor's database lists construction of the structure in 1934.

The subject structure is not on the State's list of historic buildings.

The applicants seeks to perform the following:

1. replace front door with four light wood door,
2. replace a second front facing door with a French door,
3. replace rotten clapboard on front of home with hardi-plank siding,
4. replace existing brick columns with wood post over brick columns,
5. replace decking on front porch,
6. replace gable window with solid window,
7. add a gable truss,
8. replace porch roof with metal,
9. replace remaining roof with asphalt shingles.

The applicant removed an exterior chimney prior to seeking permits. Building Codes put a Stop Work order on the structure at that time. The applicant brought in information and Staff approved replacing the decking of the porch with like material (item #5). Applicant has requested to replace roof shingles as well; this is normally staff-approved. We have asked the applicant to postpone the roofing work until the board has considered item #8.

Per Design Review Guidelines:

Section 2.06 (chimneys) states that chimney should be preserved and maintained in accordance with the brick and mortar guidelines. As the chimney has already been removed without approval. The applicant is in violation of this section.

Section 2.04 (Doors and windows) states that replacement doors shall be similar in design to the original in style, materials, glazing, and lights. 4 light door is typical for area as the French door is a forward facing door and does not have the same requirements or restrictions as the front door.

Section 2.07 (Exterior Wall Material Siding) states that exterior wood material should be retained and preserved. The original shall be repaired rather than replaced. Hardi-plank has been approved previously as a suitable replacement for wood siding in non-historic properties.

Section 2.03 (Columns and Railings) states material should be retained and repaired with materials to match the original. If repair is required, use like materials to match the original. Full brick, full wood columns, and combinations of wood over brick are all common in the downtown.

Section 2.05 (Architectural Character-Materials, Details, and Textures) states that decorative orientation shall not be removed or concealed and shall be compatible with buildings, and places to which it is visually related. The addition of exposed beams is inappropriate as it is not part of the design vernacular or the area. Beams are more appropriate for rustic or cabin designs and do not fit downtown Seneca. The addition obscures the window/light/vent area of the gable, such lights are common to the City of Seneca.

Section 201.1 (Roof) states that roof material should be compatible (in kind) material. Any metal roof material shall have earth tone and have a matte, non-reflective finish. Both existing roof and metal roof are deemed appropriate, the mixing of them on separate roof areas and pitches is also seen as acceptable.

Because of these changes to the property, the planning staff has forwarded this to the BAR for their review and consideration.

Untitled Map

Write a description for your map.

Legend

-  406 S Townville St
-  6th St @ Oak St



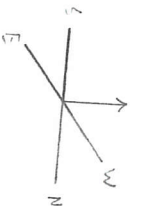
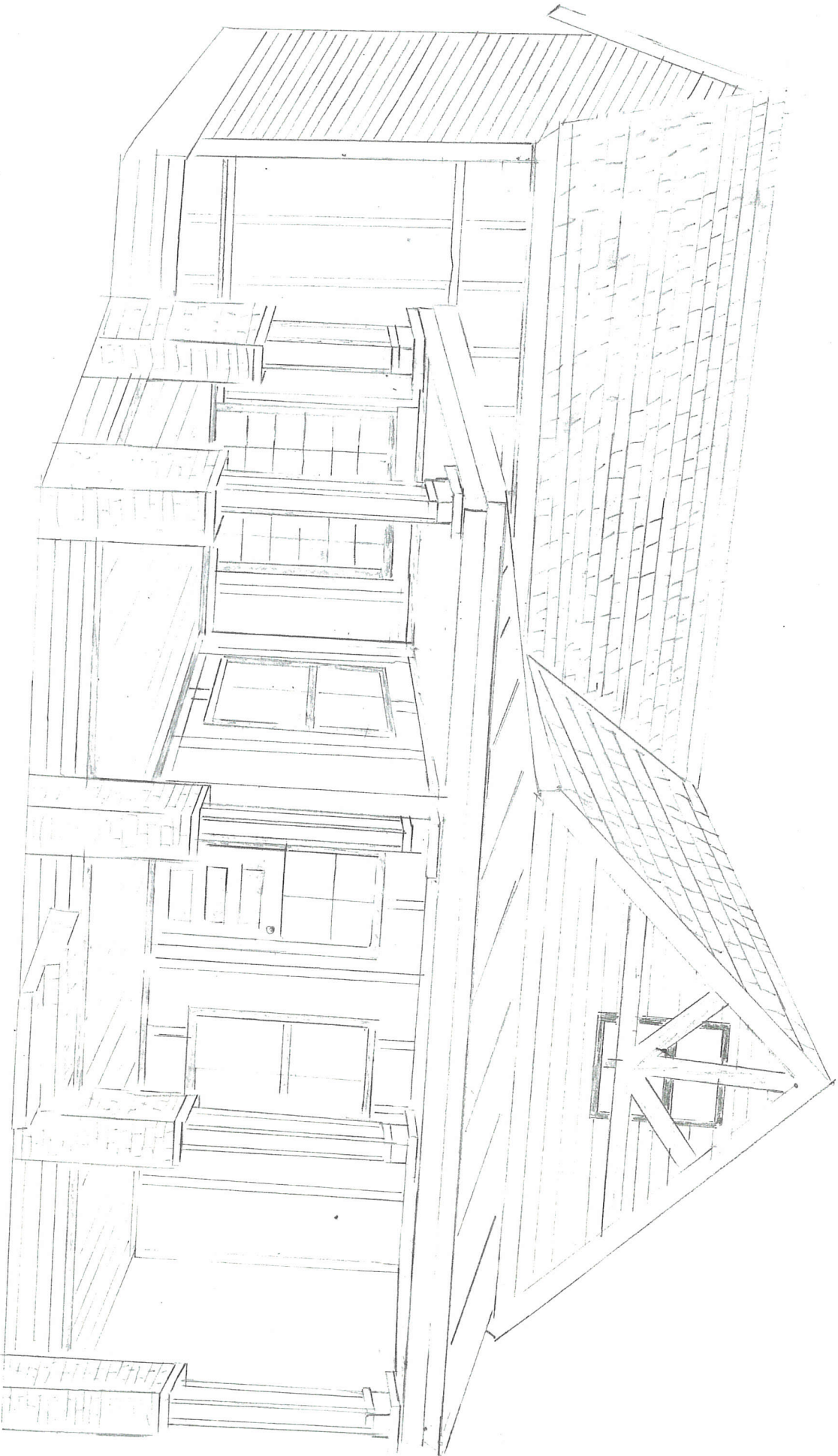
Google Earth

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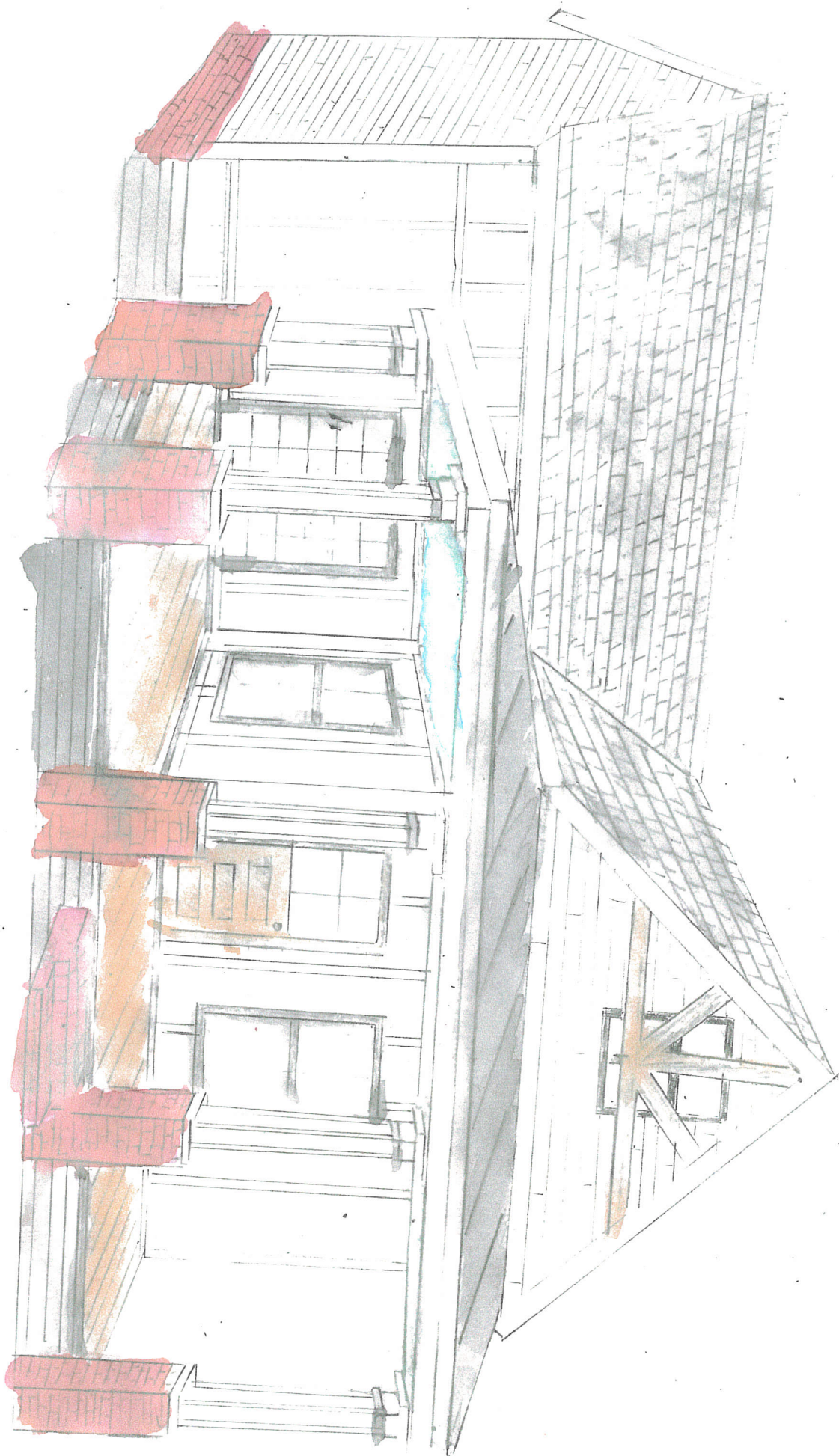
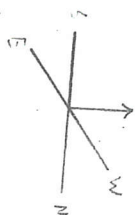
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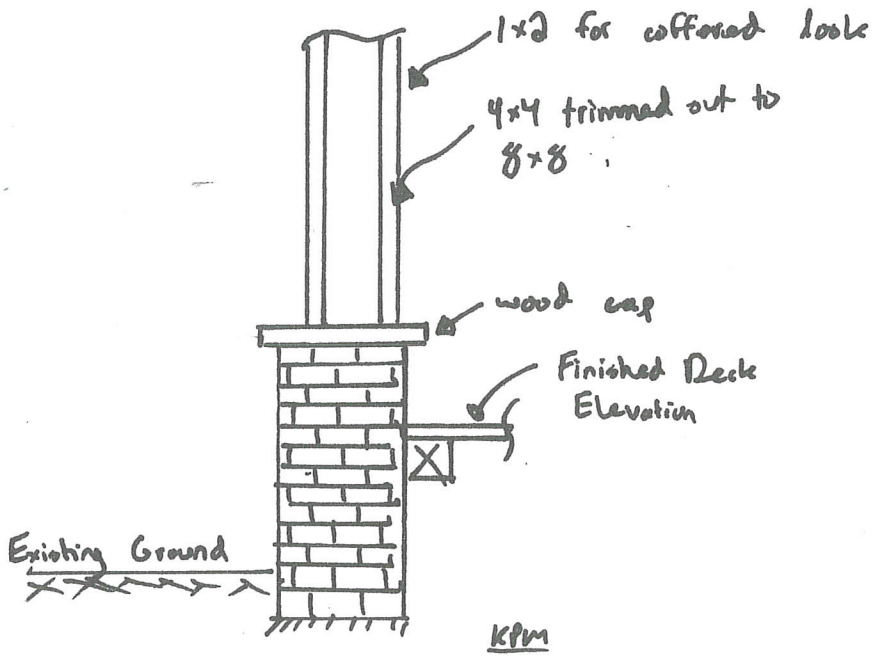
406 S. Townville St.
Seneca BAR Review
Attachment A
B & W Rendering



406 S. Townville St.
Seneca B&R Review
Attachment B
Color Rendering

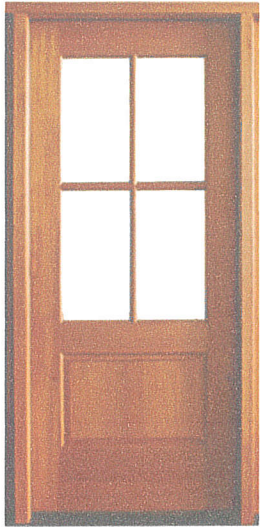


406 S. Townville St.
Seneca B/R Review
Attachment C:
Column Detail



406 S Townville St.
Seneca BIR Review
Attachment D

Door Samples, Column
Samples, Truss Samples



Front Door
Stained Mahogany



Master Bedroom Doors
Painted Dark Color to match trim



Column Sample



Truss / Window Sample