



CITY OF SENECA

P.O. Box 4773
250 East North Second Street
Seneca, South Carolina 29679
(864) 885-2726
Fax: 864-888-0879
www.Seneca.SC.US

Edward R. Halbig, AICP
Director

Seneca Board of Architectural Review
AGENDA
Council Chambers – City Hall
February 24th, 2020 6:00 pm

- I. Opening**
- II. Approval of Minutes**
- III. Certificate of Appropriateness's:**

Docket #1

Property Owner: Poleo, LLC
Tax Map Number: 520-29-12-009
Property Location: 403 E. Main St

Docket #2

Property Owner: David Shipley
Tax Map Number: 520-29-09-005
Property Location: 123 N. Townville St

- IV. New Business**
- V. Old Business**
- VI. Adjourn**

The Seneca Board of Architectural Review met on Monday, September 23rd, 2019 at 6:00 p.m. in the Council Chambers at City Hall. Members present included Mr. David West, Chairman, Mr. Glenn Abbott, Mr. Dee Barnes, and Mr. Terry Keane. Also present was Mr. Ed Halbig, Director, Ms. Tracy Smith, Administrative Assistant, and other interested persons (list in minute book). Mr. Tom Jones, Vice Chairman was absent. The press and public were duly notified as required by law.

Mr. West read the meeting procedures

**MOTION:
MINUTES**

Motion made by Mr. Keane to approve minutes as submitted.

SECOND made by Mr. Abbott

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

NAY none

**Docket #1
COA: 520-29-
09-010**

Mr. West read Docket #1: COA 520-29-09-010

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

Mr. Scott Moulder introduced himself to board as City of Seneca Administrator. He discussed the design of the property.

Mr. Keane asked how far back the opening for the outdoor seating would be and what type flooring would be used.

Mr. Moulder stated the opening would be around 8' feet and the flooring would be concrete.

Mr. Abbott asked if there would be an opening inside the building to the outdoor seating area.

Mr. Moulder stated yes.

Mr. Barnes stated he felt the new building design had a modern appearance and felt it was not in character with the other buildings. He also addressed the brick at the top of the building.

Mr. Moulder discussed how the building would be built with wood, that the character of building would be maintained, and as well as keeping the brick at top.

Mr. Keane asked if the brick would be sandblasted.

Mr. Moulder stated it would be painted.

Mr. West discussed the guidelines to sandblasting and that painting was allowed.

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

There being none.

Ms. West asked staff for comment.

Mr. Halbig stated that he was a member of the Seneca Improvement Corporation and he should not discuss it further. He referenced the staff report.

Mr. Barnes reiterated the need for the building to blend with others. He wanted it to have a quaint and cozy look.

Discussion followed.

Mr. West asked for clarification of the location of the outdoor seating area.

Mr. Moulder demonstrated on handout.

MOTION:
COA 520-29-
09-010

MOTION made by Mr. Keane to approve application as submitted.

SECOND made by Mr. Barnes

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

NAY none

DOCKET#2
520-29-12-009

Docket #2: COA 520-29-12-009

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

Mr. Ken Myers introduced himself and son Garrett to the board as property owners. They discussed their intent of the property.

Mr. Abbott asked if applicant would be keeping the original windows with diamond designs.

Mr. Myers stated yes.

Mr. Keane asked what type awning would be used.

Mr. Myers described what type he would like to use.

Mr. Barnes asked if once awning was removed, if they would be painting the front.

Mr. Myers stated he would like to maintain as much of the original brick and its color.

Mr. Barnes asked about back of building.

Mr. Myers stated he would like to add a covered pergola for extra seating, where it could be enclosed when needed.

Mr. Keane asked about the side stairway, pergola with stairs.

Mr. Myers discussed how the pergola would be designed and how the side stairway would be repaired.

Discussion followed.

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

There being none.

MOTION:
COA: 520-29-
12-009

MOTION made by Mr. Barnes to approve application as submitted.

SECOND made by Mr. Abbott

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

NAY none

**OLD
BUSINESS**

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

Mr. Halbig discussed the need to make the paint guidelines more restrictive and to have more control over colors.

Mr. Barnes agreed.

Mr. West discussed the need to have limited colors.

Mr. Abbott asked if board would give final approval on those type request.

Mr. Halbig discussed that possibility.

Discussion followed.

**NEW
BUSINESS**

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

Mr. Smith discussed the upcoming continuing education training. She stated she would be notifying all board members of date, time and location.

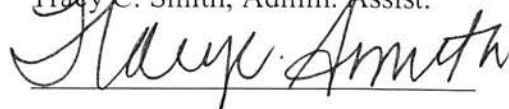
ADJOURN

Meeting adjourned at 6:50 p.m.

Edward Halbig, Director
Planning and Development



Tracy C. Smith, Admin. Assist.



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: 123 N TOWNVILLE ST	Application Date: February 6, 2020
	Tax Map #: 520-29-09-005

Property Owner(s): DAVID SHIPLEY	Phone #: 364-275-5590
Owner(s) Address: SAME	
Applicant(s): DAVID SHIPLEY	Phone #: 364-275-5590
Applicant(s) Address:	
Relationship (Owner & Applicant): Owner	

Date of Construction:	Building Form: OTHER	Specify Other:
Original Use: Commercial	Specify Other:	Cost of Project:
Brief History and Description of the Property:		
Historical/Architectural Significance(s) of the Property:		
Dates of Construction/Alteration Activity:		
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: REWORK FRONT OF BUILDING ADDING NEW WINDOWS TO OPEN UP AND ADD OUTSIDE SEATING		

Project Architect/Engineer:	Phone #:
Architect/Engineer Address:	

Property Owner(s) Signature: 
Applicant Signature: 

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:	

Staff Report

To: Board of Architectural Review **Date:** February 20, 2020
From: Edward R. Halbig, A.I.C.P. **Public Hearing:** February 24, 2020
Docket: 123 N Townville Street

Background

Property at 123 N Townville Street is a two-story commercial building. The structure is included within the State and National Register's Ram Cat Alley Historic District.

Action (s) Proposed

The applicant seeks to perform the following:

1. Increase height of brick knee wall to allow outdoor seating
2. Replace storefront window with opening windows to allow for outdoor seating

Planning has approved the painting of those features that are either trim, wood, or brick that are within the entries.

Per Design Review Guidelines:

Section 6.08 addresses the windows, doors and store fronts of commercial buildings.

Planning staff recommends support for the request in that the renovations are seen as a means to maintain the historic character of downtown while providing for more currently appropriate use of the building

Untitled Map

Write a description for your map.

Legend

📍 123 N Townville St

- 🏠 Between Lakes Primary Care
- 🏠 Carolina Home Real Estate, Inc.
- 🏠 DACAR NAILS & SPA
- 🏠 Feature 1
- 🏠 Feature 2
- 🏠 Green Springs
- 🏠 J Peters Grill & Bar
- 🏠 Sammeth Drug Co
- 🏠 The Greater Oconee County Chamber of Commerce

OCDP Oconee Democratic Party

VOTER REGISTRATION

800

The Art



Google Earth

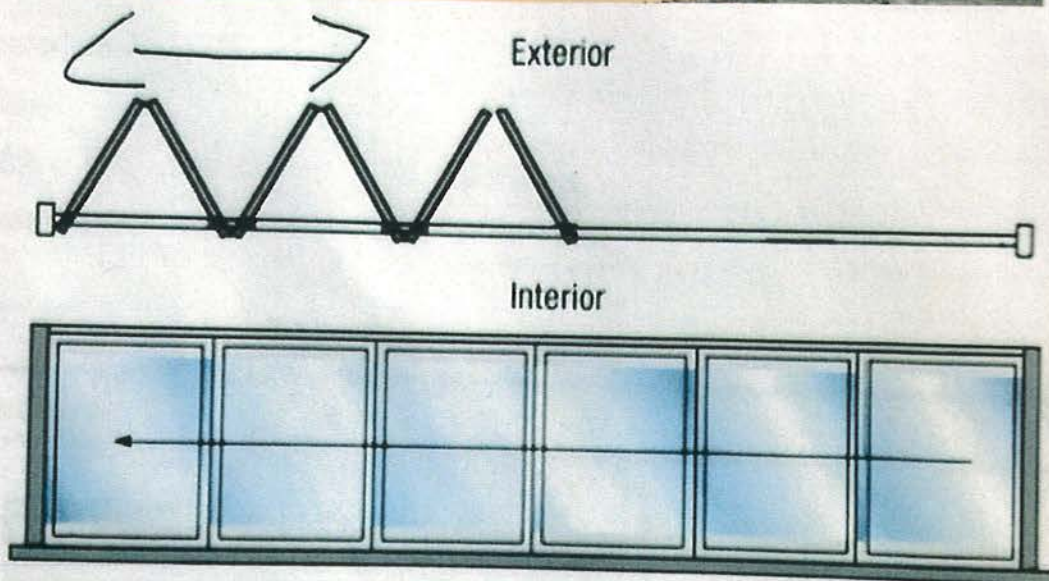
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SW 7675
Sealskin

277-C7



BRICK
UP TO
36"



slide left looking from the inside. Doors extend out to not interfere with inside customer area





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: <u>403 E. MAIN</u>	Application Date: <u>2/6/20</u>
	Tax Map #: <u>520-29-12-100</u>

Property Owner(s): <u>POLEO LLC</u>	Phone #: <u>864-322-8282</u>
Owner(s) Address: <u>4113 E NORTH ST.</u>	
Applicant(s): <u>KEN MYERS</u>	Phone #: <u>864-364-7200</u>
Applicant(s) Address: <u>302 N. LYNHURST CT.</u>	
Relationship (Owner & Applicant): <u>Owner</u>	

Date of Construction:	Building Form:	Specify Other:
Original Use: <u>Commercial</u>	Specify Other:	Cost of Project:
Brief History and Description of the Property:		
Historical/Architectural Significance(s) of the Property:		
Dates of Construction/Alteration Activity:		
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: <u>REWORK FRONT WINDOWS, ENTRY DOOR, AWNING TO VINTAGE LOOK + FULL-UP, AWNING STYLE WINDOWS</u>		

Project Architect/Engineer:	Phone #:
Architect/Engineer Address:	

Property Owner(s) Signature: 	
Applicant Signature:	

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:	

Staff Report

To: Board of Architectural Review	Date:	February 12, 2020
From: Edward R. Halbig, A.I.C.P.	Public Hearing:	February 24, 2020
	Docket:	403 E Main Street

Background

Property at 403 E Main Street is a two-story commercial building. It sits adjacent to Keowee Brewery. The structure is not listed on the state historic register.

Applicant received prior approval from board to remove rock façade and restore brick façade.

Action (s) Proposed

The applicant seeks to perform the following:

1. Replace entry door
2. Replace awning
3. Replace storefront windows to windows that open to street and allow outdoor seating.
4. Paint brick façade (an option) to bring several types of brick to a uniform look.

Per Design Review Guidelines:

Section 6.08 addresses the windows, doors and store fronts of commercial buildings.

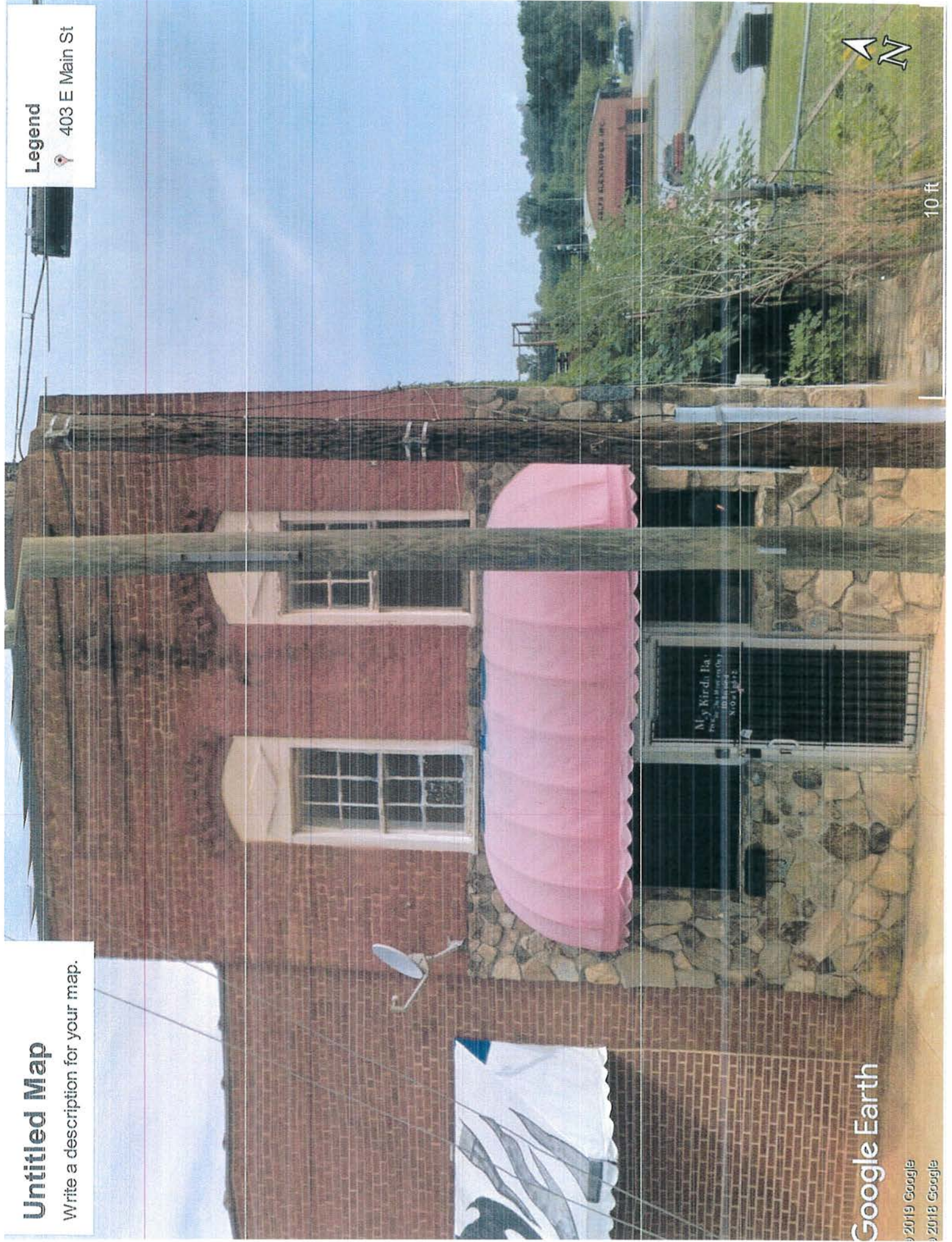
Planning staff recommends support for the request in that the renovations are seen as a means to maintain the historic character of downtown while providing for more currently appropriate use of the building

Untitled Map

Write a description for your map.

Legend

403 E Main St



Google Earth

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