

## **CITY OF SENECA**

*P .O. Box 4773  
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Seneca, South Carolina 29679  
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**Edward R. Halbig, AICP  
Director**

### **Seneca Board of Architectural Review AGENDA**

**Council Chambers – City Hall  
September 28<sup>th</sup>, 2020 6:00 pm**

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

**Property Owner: Rhonda Hartman and Geraldine Bryant**  
**Applicant: Danny Pelfrey/ Pelfrey Builders**  
**Tax Map Number: 520-40-02-014**  
**Property Location: 411 S Townville St**

**Property Owner: Robert and Andrea Brunelle**  
**Applicant: Same**  
**Tax Map Number: 520-33-06-010**  
**Property Location: 110 W S 2<sup>nd</sup> St**

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

**“City of Smiles, City with Style”**

The Seneca Board of Architectural Review met on Monday, February 24<sup>th</sup>, at 6:00 p.m. in the Council Chambers at City Hall. Members present included Mr. David West, Chairman, Mr. Tom Jones, Vice 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). 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. Jones, Mr. West, Mr. Barnes, and Mr. Keane

NAY none

**Docket #1  
COA: 520-29-  
12-009**

Mr. West read Docket #1: COA 520-29-12-009 (403 E. Main Street)

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

Mr. Ken Meyers introduced himself and Garrett Meyers to board as applicants. He discussed their reason for coming back before board was to rework the front of building to have windows open to allow outdoor seating, window boxes, and set back door.

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 discussed staff report.

Mr. Keane asked if width of sidewalk would allow for outdoor seating.

Mr. Halbig stated the sidewalk would allow for 2 seats outside. He discussed minimum sidewalk areas.

Mr. Keane asked if the windows could be recessed like the door.

Mr. Meyers stated that he could not due to limited area outside.

Mr. Keane referenced ADA requirements for sidewalks.

Mr. Halbig discussed need to maintain appropriate space on sidewalks.

Mr. Jones stated he liked the plans for outside of building. He discussed colors and asked for the entire building to not be painted, and the color to not contrast with the brewery.

**MOTION:**  
COA 520-29-  
12-009

MOTION made by Mr. Jones to approve application as submitted.  
SECOND made by Mr. Barnes  
AYE Mr. Abbott, Mr. Jones, Mr. West, Mr. Barnes, and Mr. Keane  
NAY none

**DOCKET#2**  
520-29-09-005

Docket #2: COA 520-29-09-005 (123 N. Townville Street)

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

Mr. David Shipley introduced himself to the board as property owner. He discussed his intent of the property. He discussed reworking the front of building to have accordion style windows to open to allow outdoor seating, and to add a knee wall of brick.

Mr. Keane asked if windows would remain the same.

Mr. Shipley stated that it would not.

Discussion followed.

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

There being none.

Mr. Halbig discussed staff report. He stated that outdoor seating is not as restricted at this location due to wider sidewalks.

Mr. Keane discussed the knee wall and paint of the original brick.

Mr. West asked what countertop would be made out of.

Mr. Shipley stated that is would probably be marble.

**MOTION:**  
COA: 520-29-  
09-005

MOTION made by Mr. Keane to approve application as submitted.  
SECOND made by Mr. Jones  
AYE Mr. Abbott, Mr. Jones, Mr. West, Mr. Barnes, and Mr. Keane  
NAY none

**NEW**  
**BUSINESS**

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

Mr. Barnes discussed the need to make the paint guidelines more restrictive and to have more control over colors. He does not like the current paint colors being used.

Mr. Jones agreed. He discussed the need to have more palette guidelines. He asked staff to meet next month to discuss.

Discussion followed.

NEW  
BUSINESS

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

There being none.

MOTION:  
ADJOURN

MOTION made by Mr. Jones to adjourn.

SECOND made by Mr. Abbott

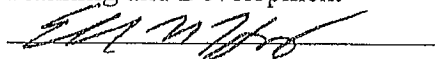
AYE Mr. Abbott, Mr. Jones, Mr. West, Mr. Barnes, and Mr. Keane

NAY none

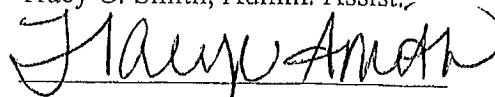
ADJOURN

Meeting adjourned at 6:36 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: <b>411 S. TOWNVILLE ST</b>	Application Date: <b>September 3, 2020</b>
	Tax Map #: <b>520-40-02-014</b>

Property Owner(s): <b>RHONDA HARTMAN &amp; GERALDINE BRYANT</b>	Phone #:
Owner(s) Address: <b>411 S TOWNVILLE ST</b>	
Applicant(s): <b>DANNY PELFREY</b>	Phone #:
Applicant(s) Address:	
Relationship (Owner & Applicant): <b>Contractor</b>	

Date of Construction: <b>2020</b>	Building Form: <b>OTHER</b>	Specify Other:
Original Use: <b>Single-Family</b>	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 checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input 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: <b>CONSTRUCTION OF NEW RESIDENTIAL HOME - OTHER HOME WAS CONDEMNED AND UNFIT FOR HABITATION FROM BUILDING OFFICIAL DUE TO TORNADO</b>		

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

Property Owner(s) Signature: <i>Rhonda M. Hartman Geraldine Bryant</i>	
Applicant Signature: <i>Danny Pelfrey</i>	

<b>STAFF USE ONLY</b>	
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:** September 18, 2020  
**From:** Edward R. Halbig, A.I.C.P.      **Public Hearing:** September 28, 2020  
**Docket:** 411 S Townville St

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**Owner:** Rhonda Hartman and Geraldine Bryant  
**Applicant:** Danny Pelfrey

The residential structure as 411 South Townville Street was destroyed in the April 13<sup>th</sup> Tornado.

The applicant seeks to construct a new dwelling. The Planning staff has made recommendations as to what would be appropriate for the Design Review District, including:

1. De-emphasis of the garage facing the street, either by reorienting the door to the side of the structure, or providing for a detached garage set behind the house;
2. Emphasis of the porch.

Forward facing garages are uncommon in the Design Review District. The inclusion of a separate garage structure adds cost and diminishes convenience. Turning the garage to the side adds cost in additional paving but maintains convenience.

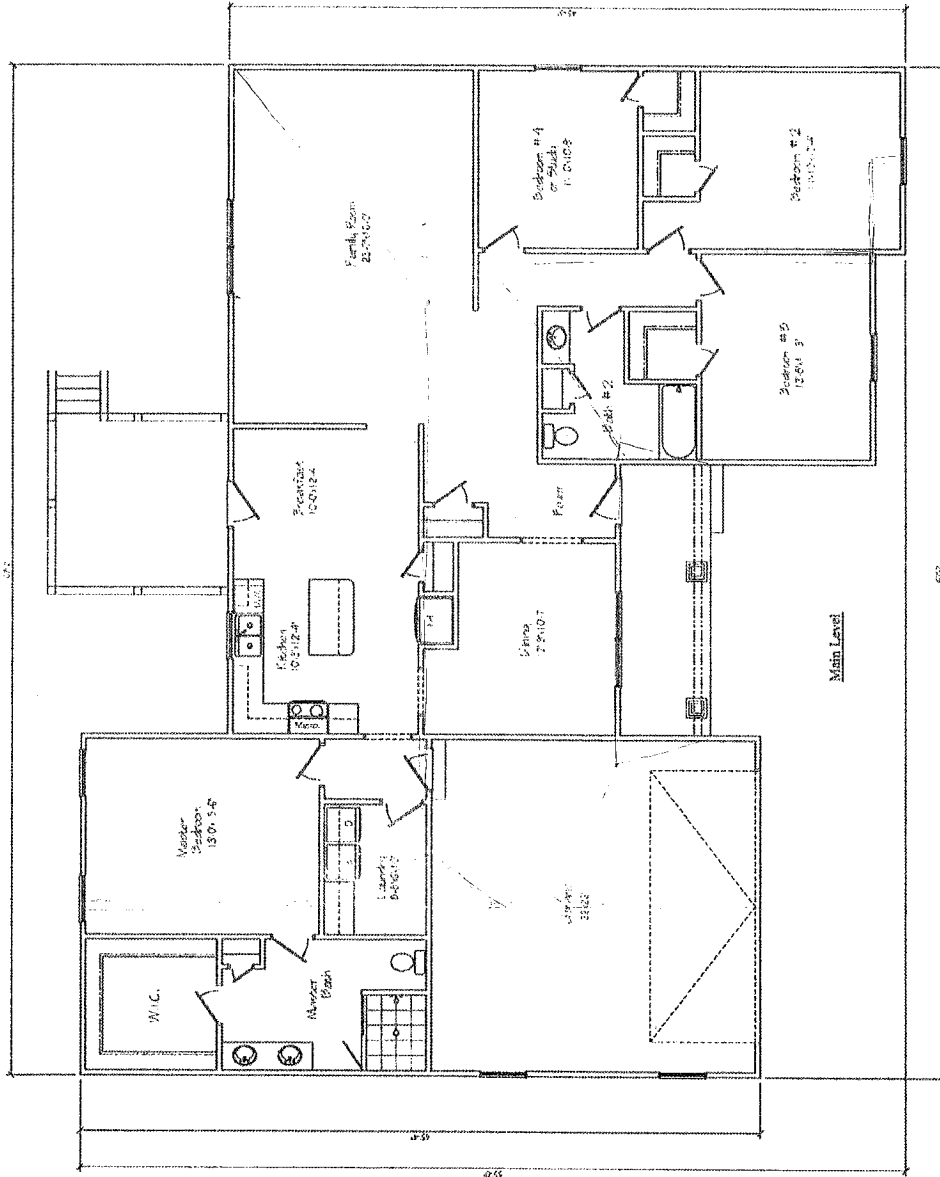
Front porches are also defining features of the Design Review District. The proposed plan includes a front porch; the forward-facing garage deemphasizes the feature.

These would be considered the minimum recommendations to make the structure compatible with the surrounding neighborhood.

Siding and gable treatments should also be discussed as previous new construction has been built with cement board siding (hardiplank or hardiboard). Vinyl siding may also be considered.

Planning Staff recognizes the interest in having reconstruction after the tornado; it is staff's position that some compromise be sought to maintain the aesthetic character in the district.





9/7/20 W. R. P. R.  
Phase II Part -  
Garden Bayant



# 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: <b>110 W S 2<sup>ND</sup> ST</b>	Application Date: <b>September 15, 2020</b>
	Tax Map #: <b>520-33-06-010</b>

Property Owner(s): <b>ROBERT AND ANDREA BRUNELLE</b>	Phone #:
Owner(s) Address: <b>110 W S 2D ST</b>	
Applicant(s): <b>SAME</b>	Phone #:
Applicant(s) Address:	
Relationship (Owner & Applicant): <b>Contractor</b>	

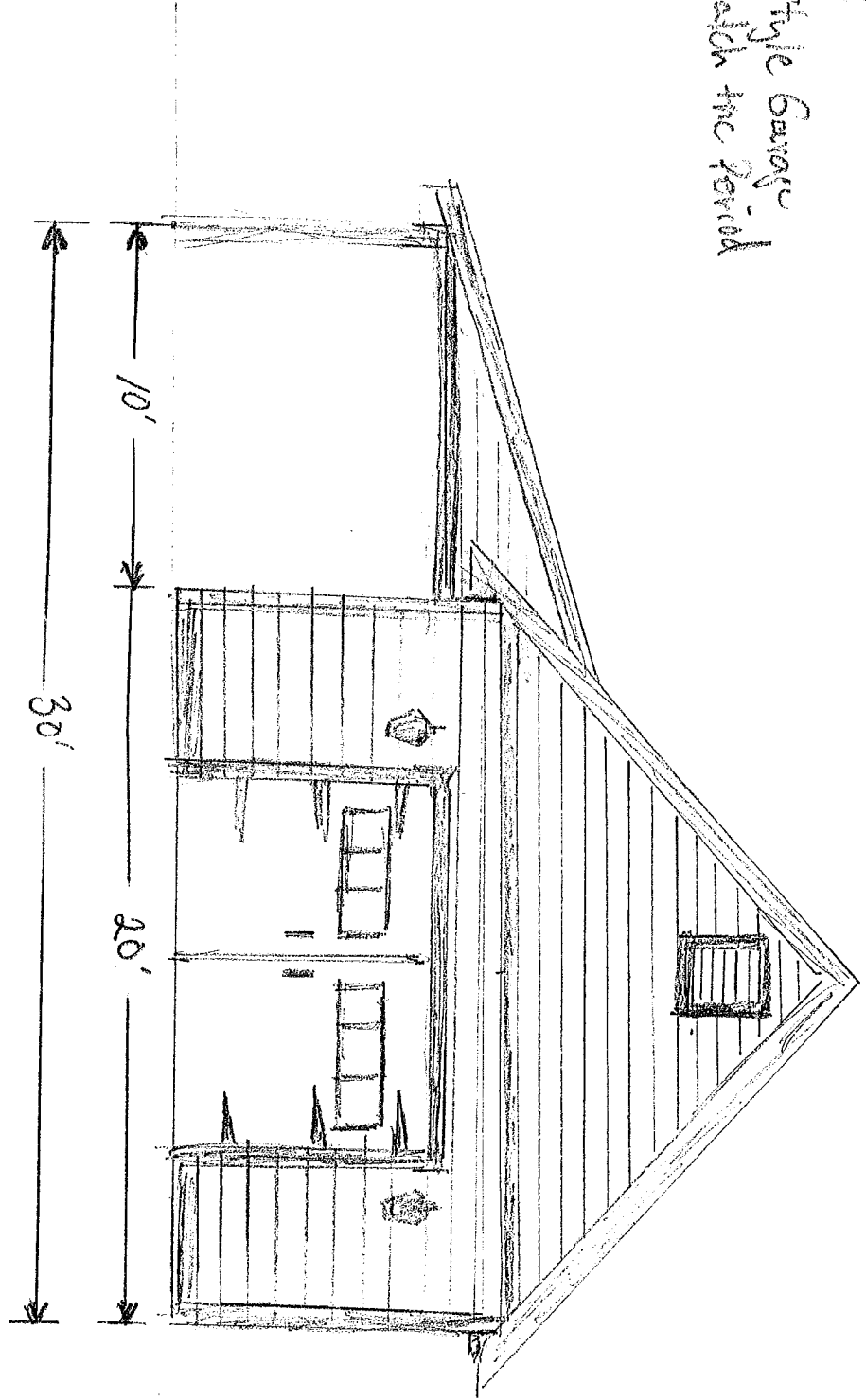
Date of Construction: <b>2020</b>	Building Form: <b>OTHER</b>	Specify Other:
Original Use: <b>Single-Family</b>	Specify Other:	Cost of Project:
Brief History and Description of the Property:		
Historical/Architectural Significance(s) of the Property:		
Dates of Construction/Alteration Activity:		
Type of Action(s) Proposed: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input 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: <b>CONSTRUCTION OF NEW GARAGE 30 X 24</b>		

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

Property Owner(s) Signature: <i>Robert Brunelle</i>	
Applicant Signature: <i>Robert Brunelle</i>	

<b>STAFF USE ONLY</b>	
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:	

Roof pitch, overhang,  
Shingles, and drip edge to  
match the house  
White vinyl siding and  
white trim to match  
the house  
Carriage Style Garage  
door to match the period



24' Deep

135

D. B. 7-I-269  
P. B. A125-06

ANN M. SULLIVAN  
D. B. 2209-200  
P. B. P-62-30

SENECA PRESBYTERIAN CH.  
D. B. 1968-28  
P. B. B440-02

LILLIAN DIANE BRADLEY  
D. B. 1490-16  
P. B. A875-5 & 6

Southern Portion #166

166

166

0.736 Ac.

164

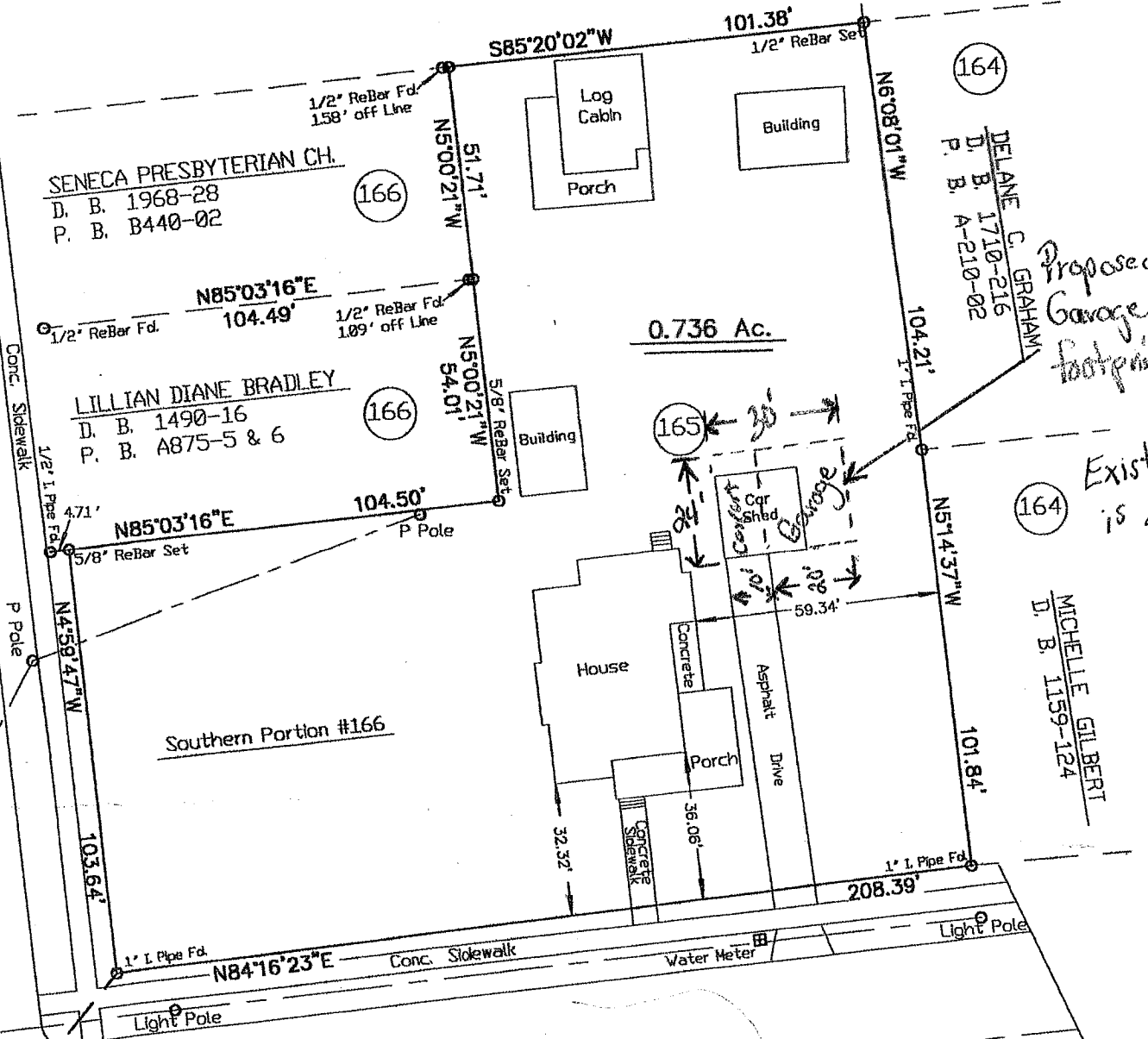
DELANE C. GRAHAM  
D. B. 1710-216  
P. B. A-210-02

164

MICHELLE GILBERT  
D. B. 1159-124

Proposed Garage/Carport footprint

Existing Carport is 20' X 20'



SOUTH SECOND STREET  
S. C. Road S-37-155  
80' R/W

City of Seneca

S. 1ST ST.	(525)
S. 2ND ST.	(155)