

# 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>108 W S 3<sup>RD</sup> ST</b>	Application Date: <b>December 12, 2018</b>
	Tax Map #: <b>520-33-07-011</b>

Property Owner(s): <b>THOMAS BIBB</b>	Phone #: <b>864-247-3016</b>
Owner(s) Address: <b>150 J STONE CIR SENECA</b> <span style="float: right; font-size: 1.2em;"><i>29618</i></span>	
Applicant(s): <b>CROOKS ROOFING AND EXTERIORS</b>	Phone #: <b>864-247-1738</b>
Applicant(s) Address:	
Relationship (Owner & Applicant): <b>Contractor</b>	

Date of Construction: <b>1940-1950</b>	Building Form: <b>OTHER</b>	Specify Other:
Original Use: <b>Single-Family</b>	Specify Other:	Cost of Project: <b>3900</b>
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 type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Remove <input type="checkbox"/> Demolition		
Description of Proposed Action(s) and Extent: <b>REPLACE ROOF W SAME MATERIAL ARCH SHINGLES</b>		

*and remove chimney*

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

Property Owner(s) Signature: <i>x Thomas Bibb</i>	
Applicant Signature:	

<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

<b>To:</b> Board of Architectural Review	<b>Date:</b> January 10, 2019
<b>From:</b> Edward R. Halbig, A.I.C.P.	<b>Public Hearing:</b> January 28, 2019
	<b>Docket:</b> 108 W S 3 <sup>rd</sup> St

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<b>Property Owner:</b> Thomas Bibb	<b>Applicant:</b> Same
<b>Location:</b> 108 W S 3 <sup>rd</sup> Street	<b>Tax Map #:</b> 520-33-07-011

108 W S 3<sup>rd</sup> Street is a single family dwelling.

The county Assessor's database shows construction of the building in 1950.

The subject building is not on the State's list of historic buildings, but is in the city's Design Review District.

The applicant seeks to remove a chimney due to deterioration and replace roof with in kind material. Staff is able to approve roof replacement when like material is being used. Removal of chimneys and other exterior/roof structures require Board review. Section 2.06 (chimneys) of the Design Review Guidelines – states that chimney should be preserved and maintained in accordance with the brick and mortar guidelines.




The structure is a single story, mid-century design. The home indicates modification prior to the design guidelines being put in place, where a screened room has been added to an area would have been a side entrance and parking. The surrounding area is a mix of contributing and non-contributing properties (structures that are not representative of the historic character of the district). The buildings in the area are a mix of structures with and without chimneys.

The applicants have indicated that the chimney is in poor condition and, as such constitutes a hazard to the structure's integrity against weather.

In other non-contributing properties, planning staff has recommended removing the chimney to below the roof deck.

# Untitled Map

Write a description for your map.

- Legend**
-  108 W South 3rd St
  -  Grimes Billie J
  -  The Lowry House Inn



Google Earth

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7.98 ft

