Board of Architectural Review
AGENDA
City Hall in Council Chambers
Wednesday, December 18, 2024
5:30 pm

I. Addenda to Agenda

II. Approval of Minutes – November 20, 2024

III. New Business

- BAR-24-50 204 Forest Ave (residential reroof)
- BAR-24-51 1818 Park Dr (garage construction)
- BAR-24-53 1819 Club Dr (fence)
- BAR-24-54 114 Rose Hill (outbuilding and exterior colors)
- BAR-24-55 124 N Main (Blueridge Station exterior colors)

IV. Board Business

V. Staff Report

VI. Adjourn

CITY OF ANDERSON
BOARD OF ARCHITECTURAL REVIEW
MINUTES
Wednesday, November 20, 2024
5:30 pm

MEMBERS PRESENT: Billy Zion, Michael Cousar, Bill Johnson, Mary Lou Gambrell, Jill Helgeson, Amanda Knobel

MEMBERS ABSENT: David Bass, Gia Townsley

STAFF PRESENT: Christopher Darnel, City Planner
Shalandrea Geer, Administrator Assistant

OTHERS PRESENT: See sign-in roster.

CALL TO ORDER

The meeting was called to order by Bill Johnson.

ADDENDA TO AGENDA

No addenda to the agenda

APPROVAL OF MINUTES

A motion by Billy Zion, a second by Mary Lou Gambrell (6-0), to approve the minutes from October 16, 2024.

BAR-24-41

201 E Earle (American National sign)

This application is for a new window sign. The sign complies with Article 12: Signs (adopted 8/14/2023) of the Official Zoning Ordinance.

When reviewing this application, the Board should focus on the standards set forth in Chapter Eight of the Design Guidelines for Downtown Anderson – Design Guidelines for Signs. The following sections apply to this request:
Policy: Design a sign to be in balance with the overall character of the property.
8.1 - Consider the building front as part of an overall sign program.
8.2 - A sign shall be subordinate to the overall building composition.

Policy: Appropriate signs include freestanding, flush mounted, window, projecting, hanging, awning and directory signs.

8.5 - A window sign may be considered.

Policy: A sign should be in character with the material, color and detail of a building.
8.13 - Sign materials should be compatible with that of the building facade.
8.15 - Use colors for the sign that are compatible with those of the building front.

Staff recommends approval as submitted.

Applicant is present.

A motion was made by Amanda Knobel, a second from Jill Helgeson carried (6-0) to approve as submitted.

BAR-24-43

107 Maxwell (residential)

The applicant is seeking approval of a color change to the house. The proposed color scheme is as follows:

- House body - Bayberry Wax (Benjamin Moore)
- Trim – Warren Tavern (Benjamin Moore)
- Door – Codan Claret (Benjamin Moore)

When reviewing this application, the Board should focus on Chapter 3: Rehabilitation of Historic Districts in Anderson, South Carolina. The following sections apply to this request:
3.17 Using the historic color scheme is encouraged.

- If an historic scheme is not to be used, then consider the following:
  - Generally, one muted color is used as a background to unify the composition.
  - One or two colors are usually used for accent to highlight details and trim.
  - A single-color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.

3.18 Base or background colors should be muted.

- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
- Use matte finishes instead of glossy ones.

3.19 Reserve the use of bright colors to accent building features only.

- Contrasting accent colors may be used to highlight entries.
- Muted earthtone colors are preferred.

The color scheme complies with the Design Guide. The changes do not adversely affect the perceived character of the building or neighborhood.

Staff recommends approval as submitted.

Applicant is present.

A motion was made by Billy Zion, a second from Jill Helgeson carried (6-0) to approve the colors as submitted with the following:

- Front pediment – Bayberry Wax (Benjamin Moore)
- Brick - Bayberry Wax (Benjamin Moore)
- Shutters - Warren Tavern (Benjamin Moore)
- Window boxes – Warren Tavern (Benjamin Moore)
- Columns – Warren Tavern (Benjamin Moore)
- Around the windows - Warren Tavern (Benjamin Moore)
- Door – Codan Claret (Benjamin Moore)

BAR-24-46

110 S Murray (Touma Law sign)

This application is for a wall sign. The sign complies with Article 12: Signs (adopted 8/14/2023) of the Official Zoning Ordinance.

When reviewing this application, the Board should focus on the standards set forth in Chapter Eight of the Design Guidelines for Downtown Anderson – Design Guidelines for Signs. The following sections apply to this request:
Policy: Design a sign to be in balance with the overall character of the property.
8.1 - Consider the building front as part of an overall sign program.
8.2 - A sign shall be subordinate to the overall building composition.

- Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

Policy: Appropriate signs include freestanding, flushmounted, window, projecting, hanging, awning and directory signs.
8.4 - A flush-mounted wall sign may be considered.

- In many cases, turn-of-the century building types common in Anderson have a sign frieze. This is the ideal location for the primary building sign. The sign frieze is typically located above the transom and below the second-floor windows.
- When utilizing the sign frieze as the sign placement location, it is important to respect the frieze borders. In other words, the sign should not overlap or crowd the top, bottom or ends of the frieze.
- When feasible, place a wall sign such that it aligns with others on the block.

Policy: A sign should be in character with the material, color and detail of a building.
8.15 - Use colors for the sign that are compatible with those of the building front.

The applicant has agreed, and the file reflects the extension of the background on each end to cover the red brick in the sign frieze.

Staff recommends approval as submitted.
Applicant is not present.

A motion was made by Mary Lou Gambrell, a second from Billy Zion carried (6-0) to approve as submitted.

BAR-24-47

124 N Main (Blueridge Station renovation)

The applicant is requesting approval to restore the Main Street Façade to its original Mission Style design. This will include:

- Repairing any missing brick,
- Recreating missing façade elements,
- Restoring the original windows, and
- Recreating missing storefront elements.

Finish colors for the stucco and trim will be submitted by the applicant at a later date for review and approval.

When reviewing this application, the Board should focus on the standards set forth in Chapter 3, 5, and 10 of the Design Guidelines for downtown Anderson. The following sections apply to this request:

Policy: Original architectural details should be preserved in place whenever feasible.

3.1 Avoid removing or altering any significant architectural detail.

- Do not remove or alter architectural details that are in good condition or that can be repaired in place.

3.2 Avoid adding elements or details that were not part of the original building.

- For example, details such as decorative millwork or cornices should not be added to a building if they were not an original feature of that structure.

3.8 Replace missing original details in kind.

- If parts are damaged or missing, replace them with the same material as the original.
- In some instances, substitute materials may be used. If substitute materials must be used,
  then they should convey the visual appearance of the original materials in design, scale, proportion, finish and appearance.

3.9 Replacement of missing or deteriorated details shall be based on original features.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.

Policy: Maintain an historic storefront and all of its character-defining features.

5.1 For a commercial storefront building, a rehabilitation project shall preserve these character-defining elements:

- Transom: The upper portion of the display window, separated by a frame.
- Upper-story windows: Windows located above the street level. These usually have a vertical orientation.
- Cornice molding: A decorative band at the top of the building.
- These features shall not be altered, obscured or removed.

5.4 Alternative designs that are contemporary interpretations of traditional storefronts may be considered.
5.5 Retain the kickplate as a decorative panel.

Each case is a unique combination of design variables and, as a result, the degree to which each relevant guideline must be met may vary. In making its determination of the appropriateness of a project, the Board should remember the City's overall goals and concerns for the Downtown District:

1. The proposed work complies with the criteria in its ordinance.
2. The integrity of an individual historic structure is preserved.
3. New buildings or additions are designed to be compatible with surrounding historic properties.
4. The overall character of the Downtown is protected.

Staff recommends approval as submitted.

Applicant is present.

A motion was made by Jill Helgeson, a second from Amanda Knobel carried (6-0) to approve as submitted.

Applicant will come back at a later date for color recomendations.

Board Business

None

Staff Report

None

ADJOURNMENT

A motion by Amanda Knobel, a second by Jill Helgeson (7-0), to adjourn.

_____	_____
Bill Johnson	Shalandrea Geer
Chairman	Secretary

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-24-50

Applicant: Karol Weidner, Turnkey Roofing

Property Address: 204 Forest Ave.

Zoning of Property: R-10 / North Anderson Historic District

ANALYSIS

The applicant is requesting approval to replace the exisitng "Cottage Red" shingles wit "Georgetown Gray" shingles.

When reviewing this application, the Board should focus on the "Basic Principles of Historic Preservation" that include:

- Respect the historic design character of the building.
- Protect and maintain significant features and stylistic elements.
- Preserve key, character-defining features of the property.

Other standards set forth in chapters three and four of the Residential Historic District Guidelines also apply and are as follows:

Policy: Use roof materials in a manner similar to that seen historically.
3.46 Replacement roof materials for a historic resource should convey a scale and texture similar to those used traditionally.

- A roof replacement material should be in keeping with the original architectural style of the structure.

The Staff recommends approval as submitted.

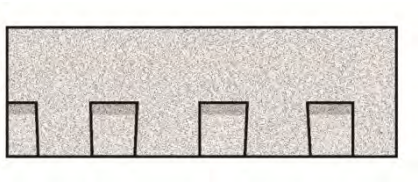

204


Discontinued
Featured Color:
GEORGETOWN GRAY

Technical Data Sheet

Landmark® Shingles

PRODUCT INFORMATION



Landmark® shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark (and Algae Resistant-AR) shingles are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature.

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae (gloeocapsa magma). AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved (Regional)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements
UL 2218 Class 3 Impact Resistance (at time of manufacture)

Technical Data:

	Landmark (and AR)
Weight/Square	211 to 225 lb *
Dimensions (overall)	13 1/4" x 38 3/4"
Weather Exposure	5 5/8"
Shingles per square	65
Bundles per square	3
Approximate Coverage per square	98.4 square feet

*Dependent on manufacturing location. Weight per 100 square feet.

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark (and AR) carry up to 10-years of SureStart™ Protection. Landmark AR shingles carry a 25-year algae resistance warranty if installed with the CertainTeed Hip & Ridge accessories mentioned above. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 800-345-1145
e-mail: RPGTS@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com

CertainTeed LLC
20 Moores Road
Malvern, PA 19355

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STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-24-51

Applicant: Mike Cruce

Property Address: 1818 Park Dr (North Anderson Historic District)

Zoning of Property: R-10, Single-Family Residential

ANALYSIS

The applicant is seeking approval for the reconstruction of a garage destroyed by hurricane Helene. The new garage will be larger than the original. The color scheme of the new garage will match the main residence except for the stair railings that will be a natural wood stain and the roof will be green asphalt shingles.

When reviewing this application, the Board should focus on Chapter 6, Design Guidelines, Historic Districts in Anderson, South Carolina that include:

Policy: Use building materials that appear similar to those used traditionally in Anderson.
6.14 Horizontal lap siding should be applied in a manner similar to that seen historically (In this chase, the exisitng residence).

Policy: Design a new building to be visually compatible with nearby historic resources.
6.19 Architectural details should appear similar to those seen traditionally.

Policy: Window and door designs for new houses should be appropriate to the style of the building.
6.28 Windows and doors should be finished with trim similar to those used traditionally.

Policy: An accessory structure should not overwhelm or visually compete with the primary structure.
6.32 An accessory structure should be located in the rear yard of the primary residence.
6.33 Locating an accessory structure to the side of the primary structure, but set back substantially is also appropriate.
6.34 An accessory structure should be simple in form and character.

- An accessory structure should reflect the architectural character and style of the main structure. Similarity of materials and details is preferred.

Policy: An accessory structure should remain subordinate, in terms of mass, scale and height to the primary structure.
6.35 A new accessory structure should appear subordinate in height to those buildings seen traditionally along the street front.

- Accessory structures that are no more than one and one-and one-half stories in height are preferred.
- Avoid accessory buildings that are oversized in comparison to the primary structure.

The proposed architectural detail, material, finishes, and color comply with the Design Guide. The proposed materials are consistent with the existing materials and finishes currently on the main residence. The proposed changes will not adversely affect the perceived character of the building or neighborhood. Staff recommends approval as submitted.

BAR – 25-51

1818 Park Dr.

New construction rebuild and addition

Mike & Beth Cruce

Exterior materials and finish

Siding material and color:

Wood Siding painted to match house

Window material and color

Casement windows painted to match house. Don't have manufacturer or number yet.

Trim material and color:

Wood painted to match house. White trim with Taupe siding

Balaster material and color:

Treated wood stained natural

Roof material and color:

Architectural shingles identical to roof on damaged garage – Dark Green

Door Color:

Same color as trim – White

No garage doors. Garage open front and sides identical to original before storm

Column color:

Same as trim - White

BAR-24-51

1818
Park Dr.
Park Dr
House
Drive
OLD
GARAGE
NEW
BLDG
12" WIDER GARAGE











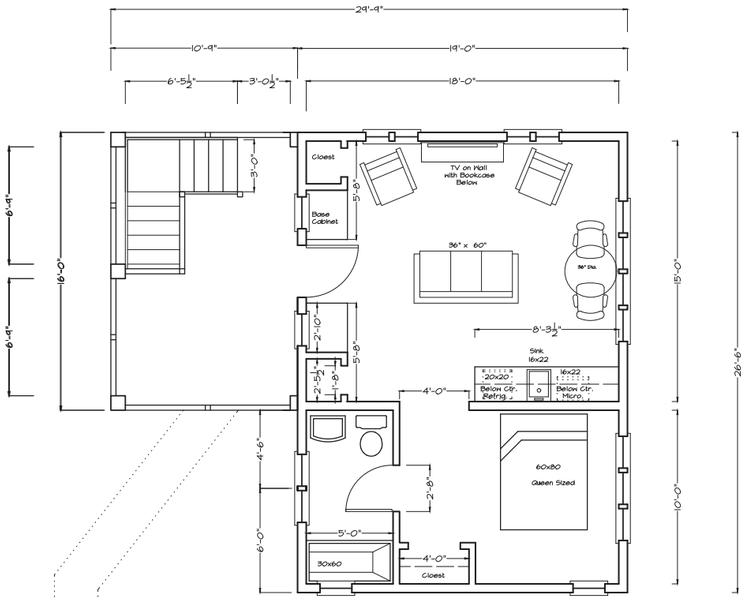




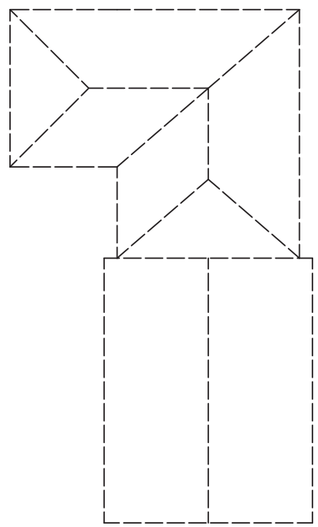




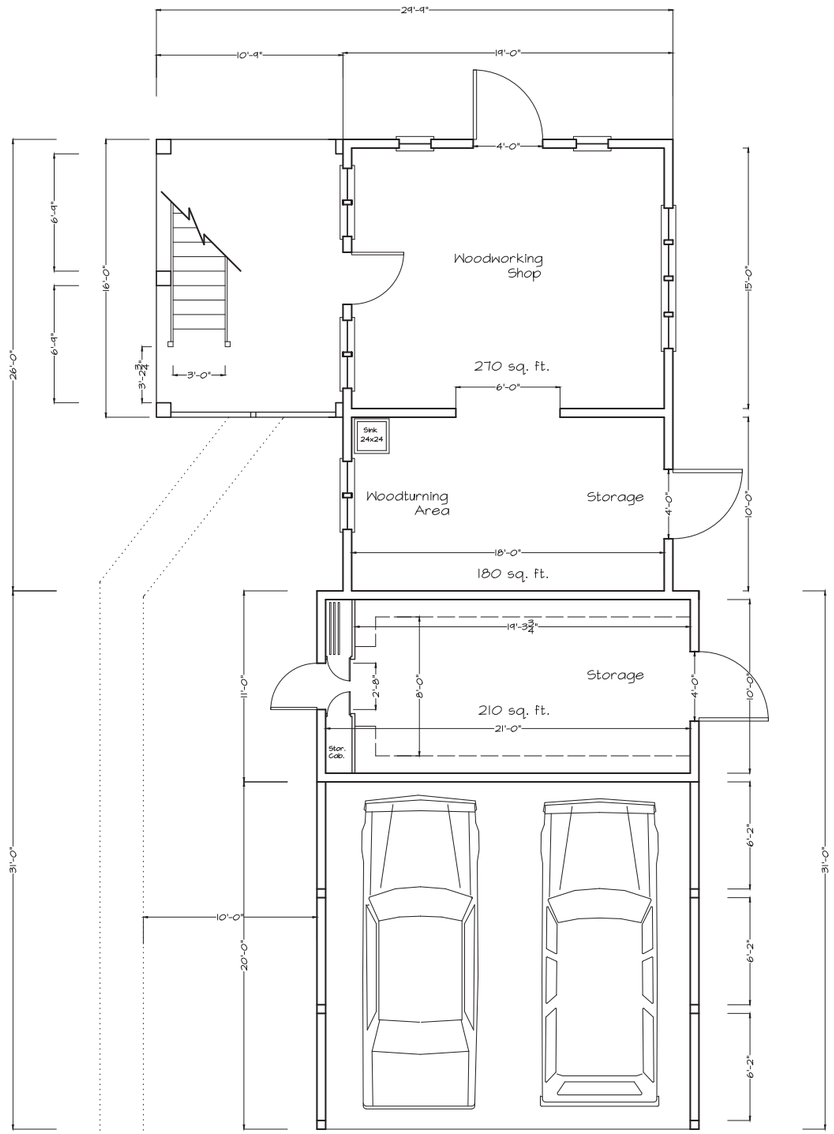
This sheet has been revised per BAR comments 11.21.24.



450 sq. ft.



B | Second Floorplan / Roofplan



A | First Floorplan

REVISIONS

NO.	DATE	BY
1	11/24/24	lgy

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LOUIS GREY YOUNG, ARCHITECT

The Cruce Residence

Carport / Workshop - Design Development

LOUIS G. YOUNG ARCHITECT
youngloudog@gmail.com
864-616-4014

ARCHITECTURE

11.18.24

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DATE:	
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A-1

SHEET OF



C East Elevation



B North Elevation



D West Elevation



A South Elevation

Notes:
* Additional information regarding doors and windows will follow.
* Entry doors will include some glazing.
* Specifications for both will follow.
* The structure for the floor for the second floor will be exposed as the ceiling for the first floor shop area.
* The ceiling for the second floor may follow the structure of the hip roof and be covered with gwb.

REVISIONS

NO.	DATE	BY

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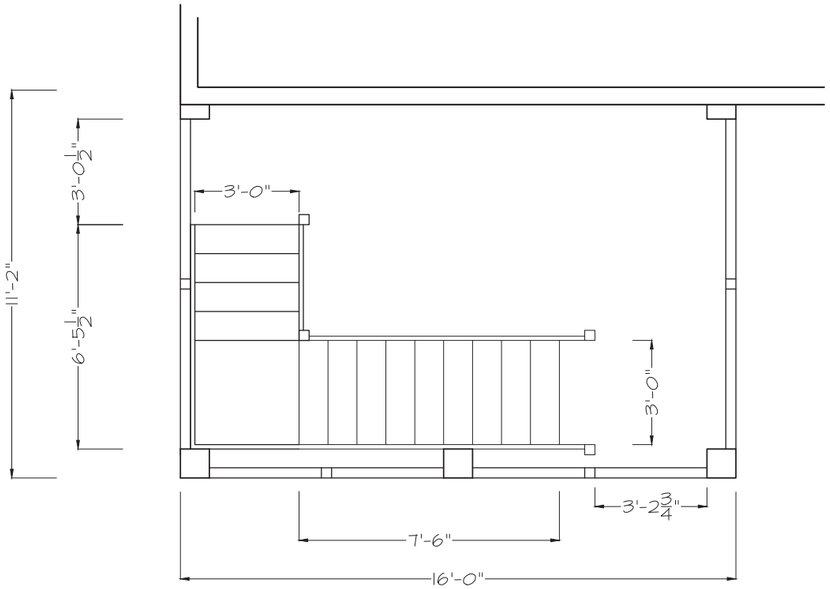
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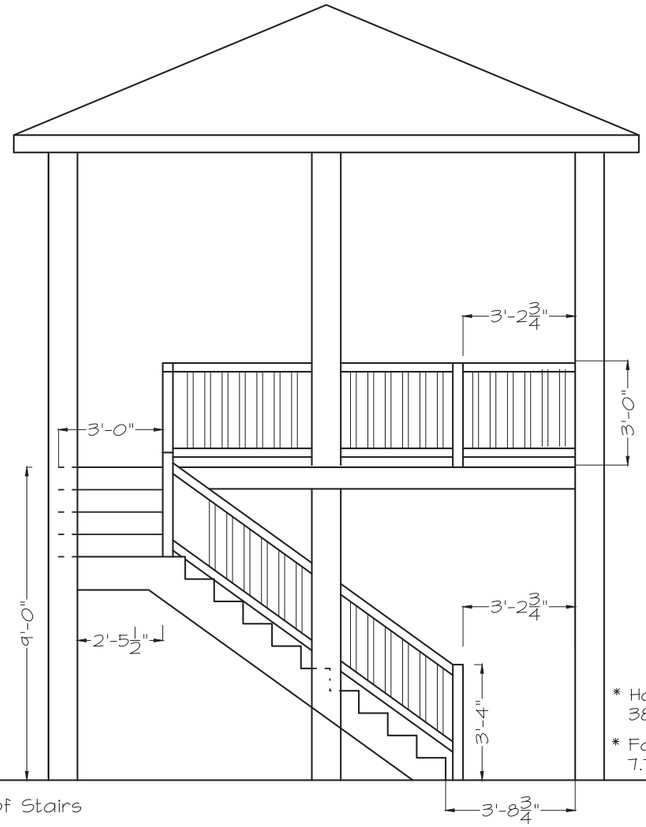
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SHEET OF

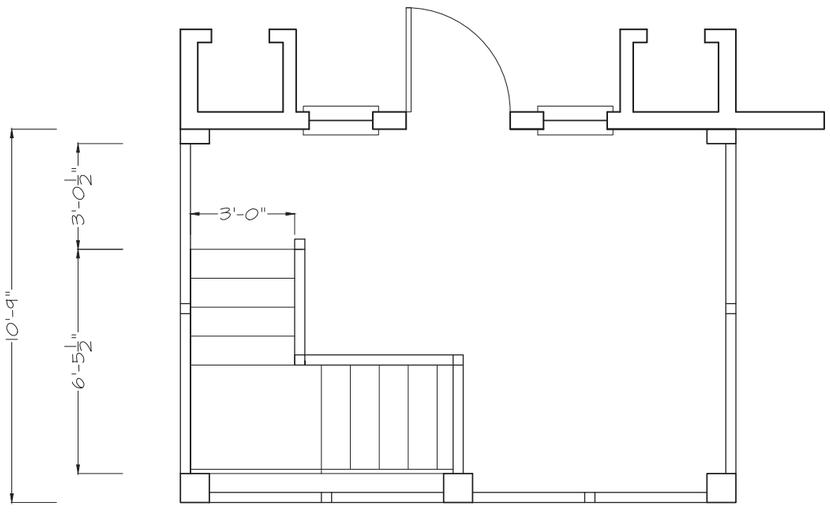


D Full Run of Stair

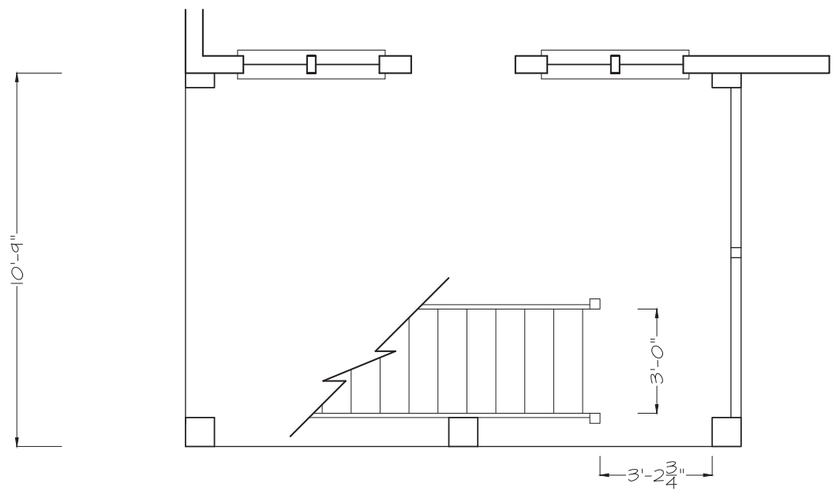


* Handrail at 34" to 38" above nosings.
* Fourteen risers at 7.72" and treads at 10"

C North Elevation of Stairs



B Second Level Stairplan



A Lower Level Stairplan

REVISIONS

NO.	DATE	BY

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LOUIS GREY YOUNG, ARCHITECT

The Cruce Residence

Stairplans and North Elevation

LOUIS G. YOUNG ARCHITECT
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864-616-4014

ARCHITECTURE

11.18.24

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A-3

SHEET OF

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-24-53

Applicant: James Levasseur

Property Address: 1819 Club Dr (North Anderson Historic District)

Zoning of Property: R-5, Single Family Residential

ANALYSIS

The applicant is seeking approval for a combination of a black aluminum picket fence and a cedar privacy fence with a natural finish to enclose a portion of the yard for dogs. The aluminum fence would be used in the more visible areas between the garage and to the front left of the house. The cedar privacy fence would run along the back southern property line and from the garage to the rear property line. There is an existing wire fence along the rear property line.

When reviewing this application, the Board should focus on the standards set forth in Chapter 5 of the Design Guidelines, Historic Districts in Anderson, South Carolina – Fences and Site Walls. The following apply to this request:

Policy: A fence or site wall should be in character with those used traditionally and relate to the principal structure on a lot.

5.7 Where a new fence is needed, it should be similar in character with those seen historically.

- A fence that defines a front yard or a side yard on a corner lot is usually low to the ground and "transparent" in nature.
- New fence design and materials that are similar to those used historically are appropriate.

5.8 Appropriate materials for fences that can be seen from the public right-of-way are wrought iron or wood picket.

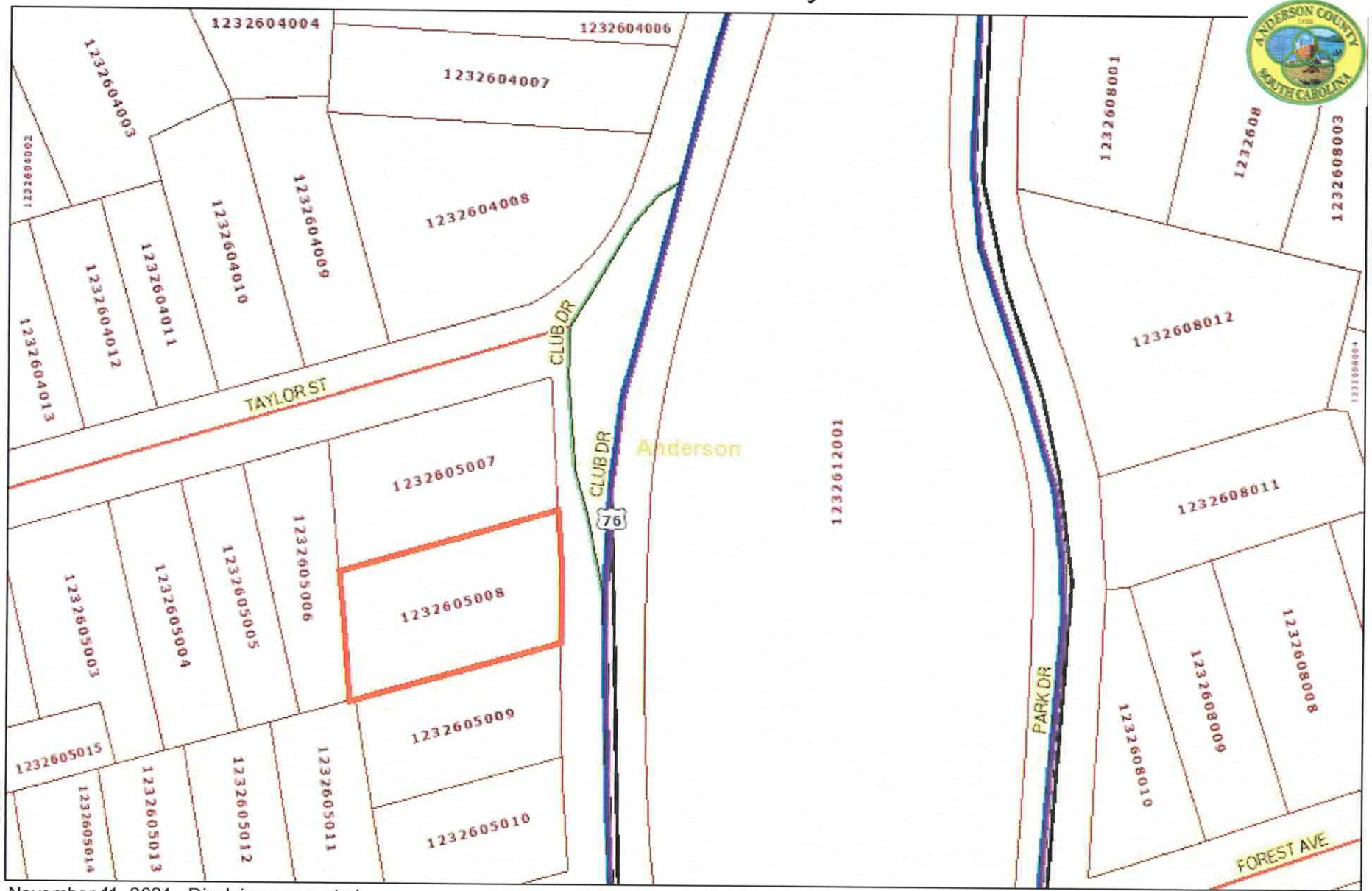
- Chain link, concrete block, un-faced concrete, plastic, fiberglass, rebar, iron, plywood and mesh "construction" fences are inappropriate.

5.9 A side yard fence should be set back from the primary facade of a house.

RECOMMENDATION

Staff recommends approval with the condition that the aluminum picket fence on the left side of the residence be set back from the front corner of the building two (2) feet.

Anderson County



November 11, 2024 Disclaimer accepted.

TMS:	1232605008		
Owner:	LEVASSEUR JAMES B + PATRICIA JANE CLAYTO		
Owner Address:	507 LAKESHORE DR		
City/State:	EUSTIS FL	Zip Code:	32726
Deed Book:	17266	Deed Page:	314
Tax District:	500	Description:	LT 52 + PT LT 51 CLUB DR
Sale Year:	2024	Sale Price:	$5
		Current Plat:	CP 000/000
		Market Value:	$228,570

N

1 in = 108 ft

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



November 11, 2024 Disclaimer accepted.

TMS:	1232605008		
Owner:	LEVASSEUR JAMES B + PATRICIA JANE CLAYTO		
Owner Address:	507 LAKESHORE DR		
City/State:	EUSTIS FL		Zip Code: 32726
Deed Book:	17266	Deed Page: 314	Current Plat: CP 000/000
Tax District:	500	Description: LT 52 + PT LT 51 CLUB DR	
Sale Year:	2024	Sale Price: $5	Market Value: $228,570

A C GIS

N

1 in = 27 ft

0 0.00275 0.0055 0.011 mi

0 0.00425 0.0085 0.017 km

ESRI, Highland Mapping, and Anderson County GIS

REQUEST FOR APPROVAL OF FENCE

AT 1819 CLUB DRIVE ANDERSON, SC, 29625

ANDERSON COUNTY TMS 1232605008 11/20/2024

This request is for black aluminum and cedar privacy as sketched on the arial plot below:

A = 28’ of faux black wrought iron (actually aluminum that is powdercoated) with an 8’ wide gate that enters the existing cobblestone courtyard. This fence goes from the corner of the house to the outer edge of existing retaining wall. Height 5’, picket spacing 3-13/16.

B = 35’ of faux black wrought iron. From the north end of “A” near the east front corner of the garage.

C = 6’ of faux black wrought iron to completely enclose the area from the west end of B to the front east corner of the garage.

D = 33’ of faux black wrought iron + 4 additional feet that goes from the privacy fence to the front southeast corner of the house. Includes a 4’ gate.

Faux wrought iron fence uses 7’ metal posts set in cement 2’ in the ground.

E = 31’ of 6’ high cedar privacy fence stained natural cedar that extends perpendicular to the garage side wall, from the back west corner of the garage to the existing wire fence that runs from the north west corner of the lot to the south west corner. A standard gate included to allow easy access to the back yard.

F = approximately 130’ of 6’ high cedar privacy fence stained natural cedar that extends from the south west corner of the property heading east toward the front of the house.

Wood fence posts installed standard depth and cemented in place.

Cedar fence has 2-3/8 diameter schedule 40 galvanized pipe posts 2’ in the ground with cement in the holes, 8’ spacing, using fence brackets screwed to the rails. Top, bottom and center horizontal rails, 2x4 cedar. The posts and rails will be painted black to contrast with the natural cedar pickets. The individual pickets will be nailed to the rails with galvanized nails following the slope of the ground

. Minimal space between the pickets.

Installed by myself (owner) and a hired helper.

James LeVasseur


Gate
"A"
"B"
"C"


Gate
11' 0"



6' high cedar Privacy fence



6' High Cedar Fence

ONLINE FENCESTORE.com
YOUR ONLINE SOURCE FOR FENCING, GATES & HARDWARE

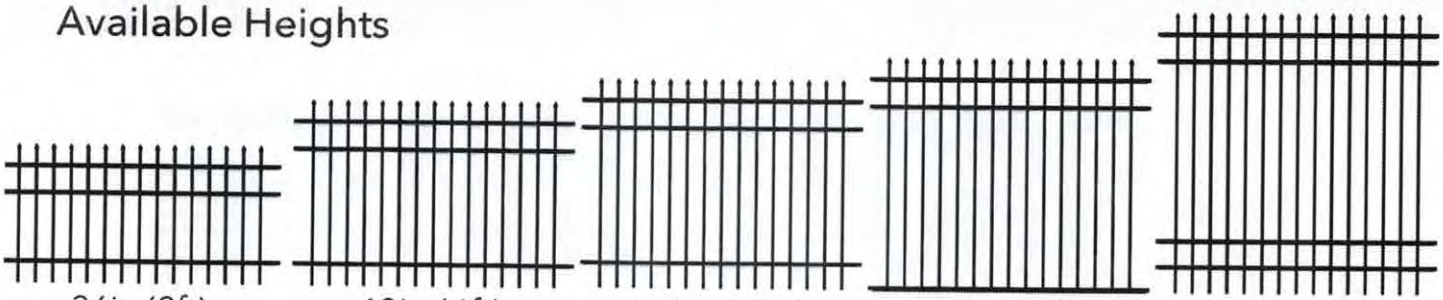
SPEAR POINT TOP - ALUMINUM FENCE PANEL

Fence Panel Only - Posts, Gates & Hardware Sold Separately

Panels Are 72in (6ft) Wide



Available Heights



36in (3ft) | 48in (4ft) | 54in (4.5ft) | 60in (5ft) Flush Bottom | 72in (6ft) 4 Rails

Available Picket Spacing



Standard: 3-13/16in Gap

Double: 1-5/8in Gap

Available Colors

Black



Pressed Spear Point Top

ICC Swimming Pool Code Approved Heights

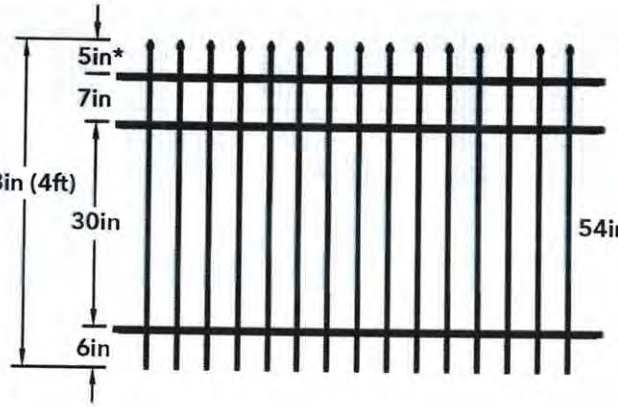
Standard Picket Spacing
60in Flush Bottom, 72in
Double Picket Spacing
48in, 54in, 60in, 72in
Check local codes before purchasing.

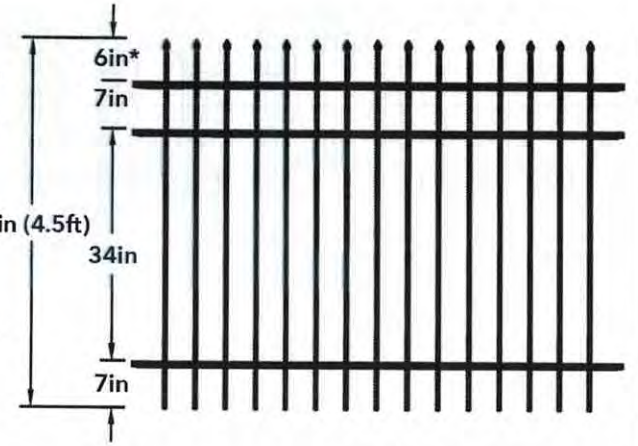


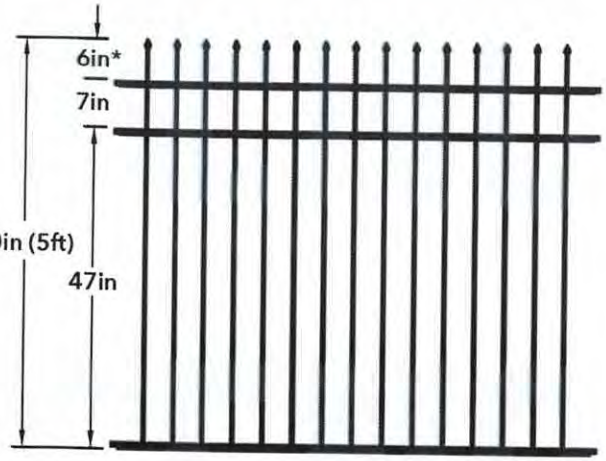
Panel Specifications

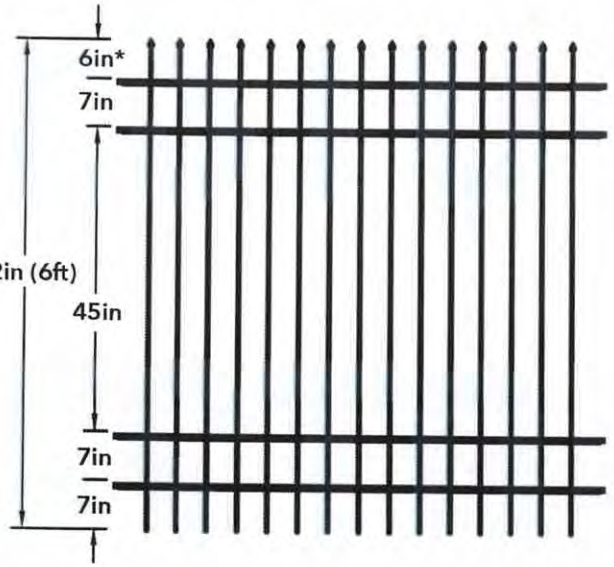
Picket & Rail Material: 6063-T5 Aluminum
Coating: AAMA 2604 Approved Polyester Powder Coat
Pickets: 5/8in Sq. x 0.050in Wall **Rails:** 1in Sq. x 0.055in Wall
Screws: 410 Hardened Stainless Steel With Cr6 Plating
Panels can rack 20in over the 6ft span for installations on hills.





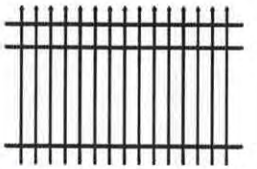




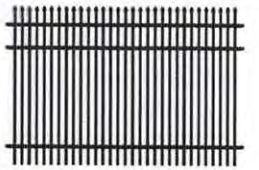


All Panels Are 72in (6ft) Wide

Picket Spacing



Standard: 3-13/16in Gap



Double: 1-5/8in Gap

ICC Swimming Pool Code Approved Heights

Standard Picket Spacing:
60in Flush Bottom, 72in

Double Picket Spacing
48in, 54in, 60in, 72in

Check local codes before purchasing.

SPEAR POINT TOP - RESIDENTIAL GRADE ALUMINUM FENCE PANELS

Picket & Rail Material: 6063-T5 Aluminum
Coating: AAMA 2604 Approved Polyester Powder Coat
Pickets: 5/8in Sq. x 0.050in Wall **Rails:** 1in Sq. x 0.055in Wall
Screws: 410 Hardened Stainless Steel With Cr6 Plating
Panels can rack 20in over the 6ft span for installations on hills.
* Spear point length from top rail may vary by 1/2in.

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DRAWING NO. OFS-AL-RSPT
REV NO. PLREV23 **REV DATE** 07/11/23

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-24-54

Applicant: Barbara Robinson

Property Address: 114 Rose Hill. (Westside Historic District)

Zoning of Property: R-5, Single-Family Residential

ANALYSIS

The applicant is seeking approval a two-part approval of; 1) a storage building and, 2) a color change to the house. The back yard is surrounded by a privacy fence so the shed will be obscured from the road. The proposed color scheme for both the storage building and the main residence is as follows:

- House body – Coral Island (Sherwin-Williams)
- Trim – Creamy (Sherwin-Williams)
- Shutters & Foundation – Parisian Patina (Sherwin-Williams)

When reviewing this application, the Board should focus on the standards set forth in Chapters 3 and 6 of the Design Guidelines, Historic Districts in Anderson, South Carolina. The following apply to this request:

3.17 Using the historic color scheme is encouraged.

- If an historic scheme is not to be used, then consider the following:
  - Generally, one muted color is used as a background to unify the composition.
  - One or two colors are usually used for accent to highlight details and trim.
  - A single-color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.

3.19 Reserve the use of bright colors to accent building features only.

- Contrasting accent colors may be used to highlight entries.
- Muted earthtone colors are preferred.

Policy: An accessory structure should not overwhelm or visually compete with the primary structure.
6.32 An accessory structure should be located in the rear yard of the primary residence.
6.34 An accessory structure should be simple in form and character.

Staff recommends approval for the following reasons:

- The proposed accessory structure complies with the Design Guidelines.
- The location of the proposed accessory structure will not be visible from the street.
- The color scheme complies with the Design Guide. The changes do not adversely affect the perceived character of the building or neighborhood.

House & Storage Building Body Color

CORAL ISLAND
HGSW6332

Trim Color

CREAMY
HGSW7012

Shutters & Foundation Color

PARISIAN PATINA
HGSW9041



Storage Building will have the same kind of roofing shingles that are on the house

Proposed Storage Building, 12' x 30', made of Hardy Board, with shingled roof, same color as house. Building will go inside corner of the privacy fence -

I plan to paint my house.

The below Color Scheme Proposal is for both, House and Storage building

House & Storage Building Body Color

CORAL ISLAND
HGSW6332

Trim Color

CREAMY
HGSW7012

Shutters & Foundation Color

PARISIAN PATINA
HGSW9041

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-24-55

Applicant: Thomas Alexander

Property Address: 124 N Main Street (Downtown Historic District)

Zoning of Property: CBD, Central Business District

ANALYSIS

The applicant is requesting approval of the color scheme for the Main Street façade renovation. Structural renovations were approved by the BAR in the November meeting. The proposed color scheme is:

- Lower Level Brick - SW 2802 Rockwood Red
- Upper Stucco - SW 2853 New Colonial Yellow
- Window Trim - SW 0041 Dard Hunter Green
- Brick Trim - SW0035 Warm Beige
- Structural Perlins - SW 2838 Polished Mahogany

When reviewing this application, the Board should focus on the standards set forth in Chapter 10 of the Design Guidelines for downtown Anderson. The following sections apply to this request:

10.1 Use colors to tie together the entire storefront.

- Consider the building as a whole, and then decide which details to emphasize.
- Using the same color on the same architectural elements (i.e., window frames) can reinforce the patterns which tie together the storefront.

10.2 When choosing a color, consider the context or major colors on the surrounding buildings.

- Brick and masonry colors are common in the Downtown.
- Muted and compatible tones should characterize a building.
- Avoid bright high-intensity colors.

Staff recommends approval as submitted.

SW 2853
New Colonial Yellow
Suburban Modern

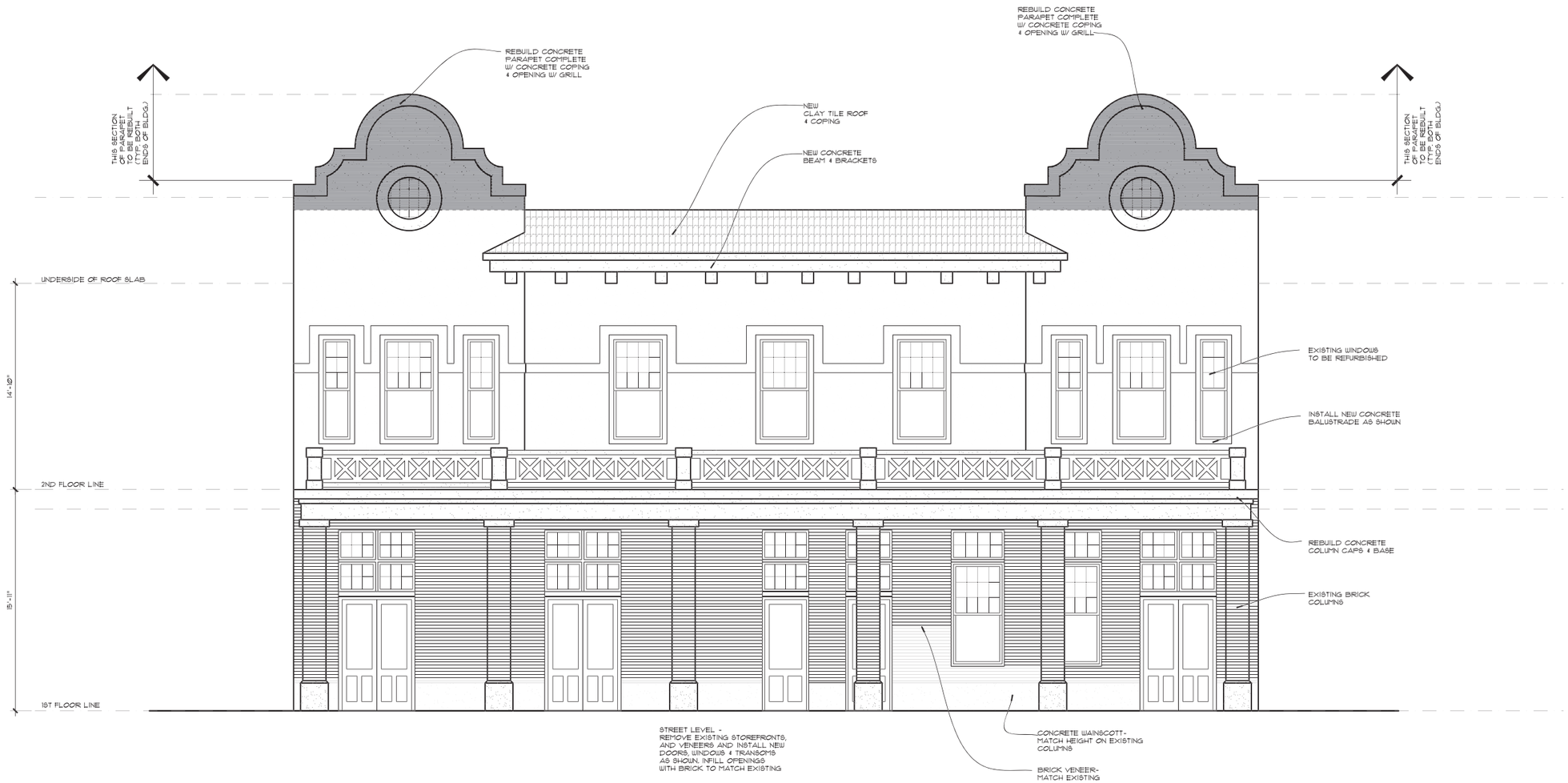
SW 2802
Rookwood Red
Victorian

SW 0041
Dard Hunter Green
Arts & Crafts

SW 2838
Polished Mahogany
Arts & Crafts

SW 0035
Warm Beige
Arts & Crafts

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1/A9 MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"

Signature ARCHITECTS
P.O. Box 686 - Clemson, SC 29633 (864)654-1263

PRELIMINARY - NOT FOR CONSTRUCTION

UPFITS FOR: LEGAL SUSHI LLC.

120-124 N. MAIN STREET, ANDEROSN, SC 29621

PROJECT NO.:2223
DRAWN BY: F.T.
CHECKED BY: S.P.

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DATE: 7/24/2024
REV.:

SHEET TITLE:
X

A9

PAGE NO. X OF X