Board of Architectural Review

REVISED AGENDA

City Hall in Council Chambers
Wednesday, October 21, 2026
5:30 pm

I. Addenda to Agenda

II. Approval of Minutes – from September 16, 2026

III. New Business

- BAR-26-37 203 Henry Ave (shed)
- BAR-26-47 120 E Earle (windows)
- BAR-26-50 109 E Calhoun (sign)
- BAR-26-46 905 E Greenville (color)
- BBA-26-5 905 E Greenville (Preliminary Certification Special Property Tax Assessment for Rehabilitated Properties)

IV. Addenda

- BAR-26-54 119 W Benson (sign)
- BAR-26-33 240 E Whitner (revisions to BAR approval)

V. Board Business

VI. Staff Report

VII. Adjourn

CITY OF ANDERSON
BOARD OF ARCHITECTURAL REVIEW
MINUTES
Wednesday, September 16, 2026
5:30 pm

MEMBERS PRESENT: Bill Johnson, Michael Cousar, Mary Lou Gambrell, Jill Helgeson

MEMBERS ABSENT: Amanda Knobel, Gia Townsley, Billy Zion

STAFF PRESENT: Christopher Darnel, City Planner

OTHERS PRESENT: See sign-in roster.

CALL TO ORDER

The meeting was called to order by Bill Johnson.

ADDENDA TO AGENDA

None

APPROVAL OF MINUTES

A motion by Michael Cousar, a second by Jill Helgeson (4-0), to approve the minutes from October 23, 2026.

BAR-26-40

609 N McDuffie St (multi-tenant building sign)

This application is for a new multi-tenant monument sign to replace an existing nonconforming pylon sign.

When reviewing this application, the Board should use 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.

- Coordinate a sign within the overall facade composition.

Policy: Appropriate signs include freestanding, flush mounted, window, projecting, hanging, and directory signs.
8.3 - Freestanding or pole mounted signs may be considered.

- A freestanding sign may also be used in areas where the primary use is set back from the street edge.

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.

The Comprehensive Sign Plan section of the Sign Ordinance gives the Board of Architectural Review an alternative procedure under which signs can be approved to encourage a higher level of design and amenity that would not be possible under applicable sign regulations. Monument signs are not allowed in the CBD per the sign ordinance but are a potential option listed in the Design Guidelines for Downtown Anderson. Given that the building setbacks back from the street, a wall sign would not serve to identify the business. The exisitng monument sign cannot be altered because it is nonconforming and will be removed as part of this approval. The BAR has the authority, and Staff recommends approval of this sign application as submitted.

A motion was made by Michael Cousar, with a second from Mary Lou Gambrell, and carried (4-0) to approve as submitted with the condition that the existing pylon sign is removed.

BAR-26-43

315 N Main St (Kira Noodle House sign)

This application is for a new wall sign above the main door on the Main St. facade.

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.

- Coordinate a sign within the overall facade composition.

Policy: Appropriate signs include freestanding, flush mounted, window, projecting, hanging, and directory signs.
8.4 - A flush-mounted wall 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.
8.16 - A simple sign design is preferred.

- Typefaces that are in keeping with those seen in the area traditionally are encouraged. Select letter styles and sizes that will be compatible with the building front.

• Generally, these are typefaces with serifs.
• Avoid hard-to-read or overly intricate typeface styles.

The sign complies with the standards of the sign ordinance and Design Guidelines for Downtown. The sign ordinance was written to eliminate use of two-dimensional, low-quality cabinet signs in favor of individual channel letters. The letters and logo have 1" of relief on the sign face and the window signs comply with size and material standards. Staff recommends approval as submitted with the condition that the awning fabric is replaced in black (with no sign).

A motion was made by Mary Lou Gambrell with a second from Jill Helgeson and carried (4-0) to approve as submitted.

BAR-26-44

220 E Morris St (Caldwell-Johnson-Morris Cottage exterior restoration)

The applicant request approval to restore the front portico, steps and foundation lattice to their original condition, repaint the exterior of the house, and add a picket fence.

The proposed colors are recommendations of a report on this building prepared by the Palmetto Trust of Historic Preservation and represent indications of the original colors on the building and what was historically available at that time. Quoting from this report, "Contrary to the hard-shell stereotype still held, not all 'Greek Revival' structures were painted show white with black or blackish-green shutters." The colors discovered on the building were matched to samples from Benjamin Moore's Historic Collection.

- House body – Benjamin Moore "Powell Buff" (HC-35)
- Trim & Balustrade – Benjamin Moore "Lancaster Whitewash" (HC-174)
- Shutters - Benjamin Moore "Park Green" (HC-40)
- Stair Treads & Portico Decking - Benjamin Moore "Rich Brown (HC-60)
- Lattice & Handrails - Benjamin Moore "Crome Green"
- Portico Ceiling - Benjamin Moore "Castleton Mist (HC-1)
- Brick Piers (faux quarried stone technique) – Sherwin-Williams BM-72-22 stone
- Brick Infill (behind lattice) - Sherwin-Williams BM-72-22
- Front door – painted to resemble mahogany
- Fence - Benjamin Moore "Park Green" (HC-40)

When reviewing this application, the Board should focus on Chapter 3: Rehabilitation of Historic Resources of the Design Guidelines. 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.

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

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

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

Staff recommends approval. The proposed restoration complies with the Design Guide.

A motion was made by Jill Helgeson, with a second from Mary Lou Gambrell, and carried (4-0) to approve as submitted.

BBA-26-4

220 E Morris St (Preliminary Certification Special Property Tax Assessment for Rehabilitated Properties)

A motion was made by Jill Helgeson, with a second from Michael Cousar, and carried (4-0) to approve.

BAR-26-45

113 N Main St (Miss Lillies Childrens Boutique sign)

This application is for a new wall and projecting sign. Both comply with Chapter 6: Signs Standards (adopted 8/24/2026) of the Unified Development Ordinance and Design Guide for Downtown.

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, flushmounted, window, projecting, hanging, and directory signs.

8.7 – A projecting 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.
8.17 - The light for a sign should be an indirect source.

Staff recommends approval as submitted.

A motion was made by Jill Helgeson, with a second from Mary Lou Gambrell, and carried (4-0) to approve as submitted.

BBA-26-3

113 N Main St (Preliminary Certification Special Property Tax Assessment for Rehabilitated Properties)

A motion was made by Michael Cousar, with a second from Jill Helgeson, and carried (4-0) to approve.

Board Business

None

ADJOURNMENT

A motion by Michael Cousar, a second by Mary Lou Gambrell (4-0), to adjourn.

_____	_____
Bill Johnson	Shalandrea Geer
Chairman	Secretary

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-37

Applicant: Jason Eaton

Property Address: 203 Henry Ave. (North Anderson Historic District)

Zoning of Property: NR, Neighborhood Residential

ANALYSIS

The applicant is seeking approval of a 16' x 12' shed. The location and scale of the shed can be viewed because construction has already started. It sets back over 90' from the curb. The BZA granted a variance to locate the shed forward of the front elevation of the house.

Materials on the shed include:

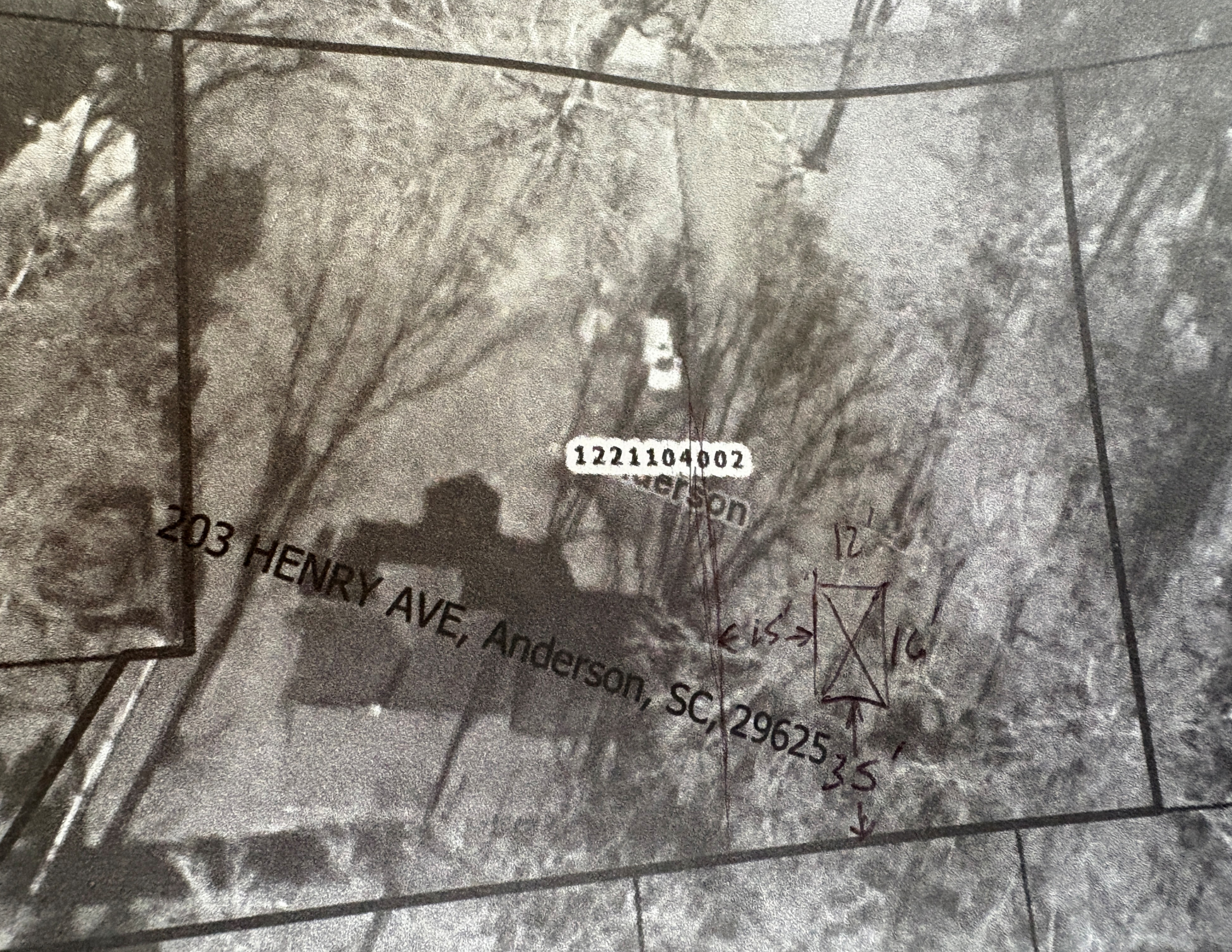
1. Windows - vinyl SDL divided to match the house,
2. Siding - horizontal lap siding with 7" reveal cement board or wood to match the house,
3. Soffits – vinyl,
4. Roof – asphalt shingles to match the house,
5. Fascia – aluminum,
6. Color
    a. Body – grey to match the house,
    b. Trim (soffits & fascia) – white to match the house.

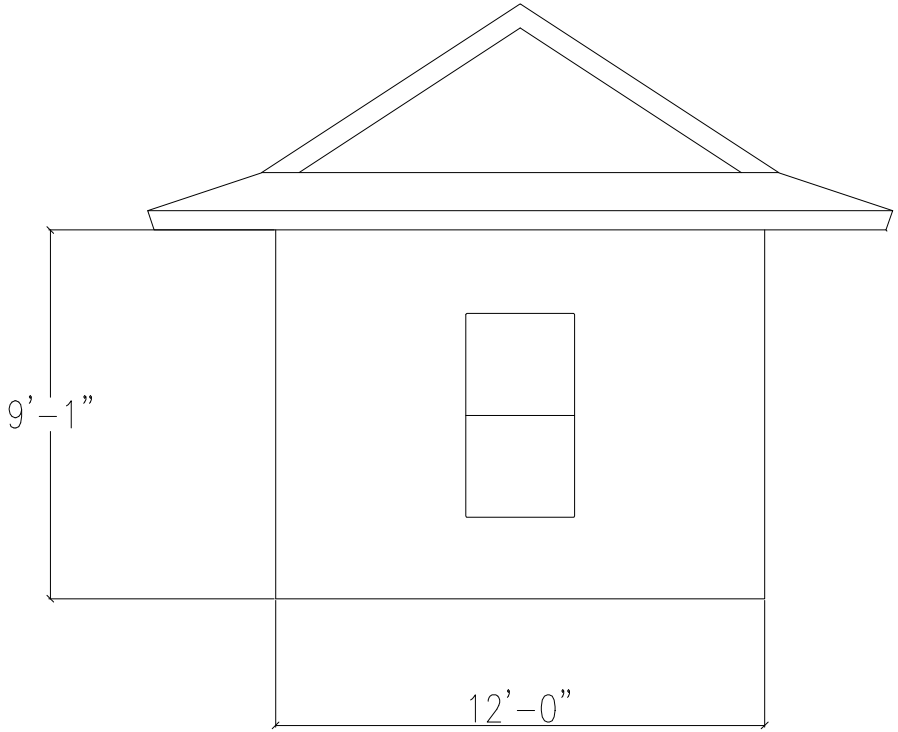
When reviewing this application, the Board should focus on the standards set forth in Chapters 3 and 6 of the Design Guidelines, Historic Districts in Anderson, South Carolina. The following apply to this request:

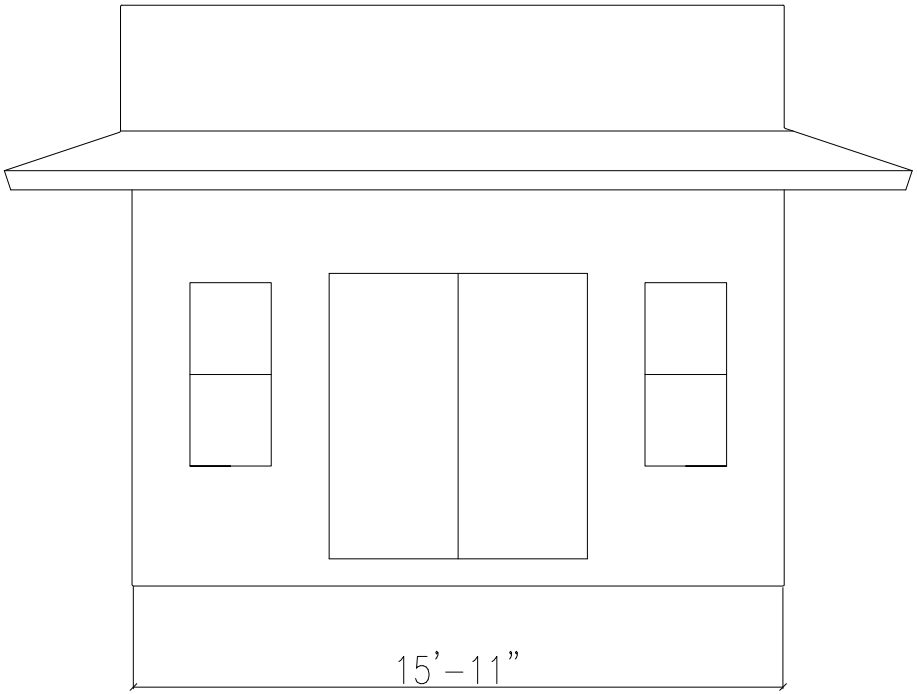
3.17 Using the historic color scheme is encouraged.

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. The storage building is consistent with what would have historically been constructed and coordinates with the colors of the primary building. The perceived character of the building or neighborhood is not adversely affected because the shed is set so far back from the road.


1221104002
203 HENRY AVE, Anderson, SC, 29625
12'
15'
16'
35'


9’–1”
12’–0”


15’–11”

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-47

Applicant: Michael Gardner

Property Address: 120 E. Earle St (Downtown Historic District)

Zoning of Property: CBD, Central Business District

ANALYSIS

The applicant request approval to re-open original windows that had been bricked up on the west side of the building. The windows installed will match the windows on the building approved by the BAR in 2022.

When reviewing this application, the Board should focus on the standards set forth in Design Guidelines, Historic Districts in Anderson – Chapter 1 and 2. The following sections apply to this request:

Chapter 1 - Design of Alterations

1. Avoid alterations that would damage historic features or materials.

Chapter 2 - Design of New Additions

4.7 Use building materials that are compatible with those of the primary structure.
4.8 Use windows that are similar in character to those of the main structure.

Given the proposed windows will match the exisitng, the proposed changes are consistent with the existing materials and finishes currently on the building. The proposed changes will return the building to a state closer to original construction and not adversely affect the perceived character of the building or neighborhood. Staff recommends approval as submitted.

120 East Earle St
E Earle St
E Whitner St
E Whitner St
N McDuffie St
N McDuffie St
N McDuffie St
Chadwick Bozeman Memorial
Jans Massage Therapy
Carolina Wren Park
Colorful fountains & an amphitheater
The Olive Shoe Paperie and Goods
Stationery store
Grouchos Deli
111
109
107
116
118
120
122
129
115
2
4
5
8

2022 New/Existing Windows Front and Back Walls of Building.
Black Aluminum Casement (Operable) – Supplier: Crystal Windows and Doors




Previous Window
Openings, Bricked Over

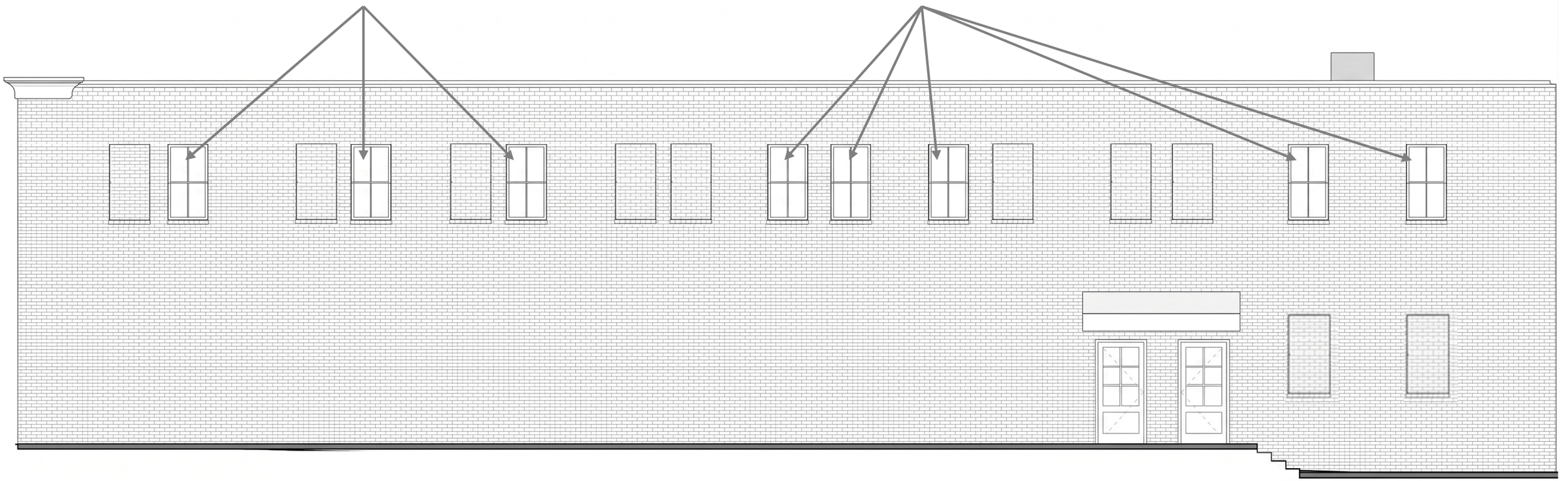
Existing **3** Windows, Black Aluminum Picture (Fixed).

- Will add Mullions (2 over 2 grid to match 2022 front back wall windows)

Re-Open **5** Windows, Black Aluminum Casement (Operable)

- 2 over 2 grid configuration

- Same Windows as Front / Back of Building (2022 upfits)







2 over 2 existing window grid front and back building walls

Series 8700 Aluminum Thermal-Break Casement \ Project-Out Windows

The **Series 8700 Aluminum Thermal-Break Casement Window** combines European-inspired design with American hardware and craftsmanship to deliver a modern, sleek, and sophisticated look for mid- to high-rise commercial projects. Narrow sightlines, two-tone finish options, and smooth, light operation make it ideal for multifamily, mixed-use, hospitality, and institutional buildings.

Product Details

- Frame Depth = 3+1/4"
- AAMA Rated: AW-PG100
- 1" Double Pane Insulated Glass Unit
- Aluminum Polyamide Thermal Barrier Window
- Heavy duty Extrusion
- European-Style Frame & Corner Keys
- AAMA 2604 Powder Coat Finish



New Window Spec Sheet Same as 2022 front and back wall windows, Black



2 over 2 existing window grid front and back building walls

2 over 2 tape configuration





Click to see full view



5 PCS Window Grid Kit, 32.8ft Peel and Stick Window Grids, DIY Window Grille Inserts Grid Kit, Cuttable Wall Trim Molding Door Frames (0.2 inch Thick, Black)

Brand: KEOHOLI

4.0 ★★★★☆ (244) | Search this page

#1 Best Seller in Window Molding & Trim

100+ bought in past month

$19.99 ($4.00 / count) Price history

FREE Returns

Save up to 6% with business pricing. Sign up for a free Amazon Business account

Available at a lower price from other sellers that may not offer free Prime shipping.

Color: **Black-0.2in thick**



Brand	KEOHOLI
Material	Polyvinyl Chloride (PVC)
Color	Black-0.2in thick

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-50

Applicant: Marisa Swaney

Property Address: 109 E Calhoun St

Zoning of Property: CBD / Central Business District

ANALYSIS

This application is for approval of changes already made to a painted wall sign. The name of the business is the only thing on the existing painted wall sign that was changed. The colors and font remain the same.

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.

- Coordinate a sign within the overall facade composition.

Policy: Appropriate signs include freestanding, flush mounted, window, projecting, hanging, and directory signs.
8.4 - A flush-mounted wall 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.
8.16 - A simple sign design is preferred.

- Typefaces that are in keeping with those seen in the area traditionally are encouraged. Select letter styles and sizes that will be compatible with the building front.
- Generally, these are typefaces with serifs.
- Avoid hard-to-read or overly intricate typeface styles.

The sign complies with the standards of the UDO and Design Guidelines for Downtown. Staff recommends approval as submitted.

pints • bites • &jams

LOCAL CRAFT EATERY & COCKTAILS

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-46

Applicant: Jacob Babineau

Property Address: 905 E Greenville St (Boulevard District)

Zoning of Property: SR, Suburban Residential

ANALYSIS

The applicant request approval to paint the exterior of the house. Photos of the house show it was originally painted white when it was built. The applicant would like the flexibility to paint the body and trim of the house one of the following whites:

1. Sherwin Williams Parish white - SW-15
2. Sherwin Williams Prentis Cream - SW-100
3. Sherwin Williams Lancaster Whitewash - HC-174
4. Sherwin Williams Antique White SW-6119
5. Benjamin Moore Soft Chamois - OC-13

The existing windows will remain and be painted white. Shingles and gutters will be repaired to match existing.

When reviewing this application, the Board should focus on Chapter 3: Rehabilitation of Historic Resources of the Design Guidelines. The following sections apply to this request:

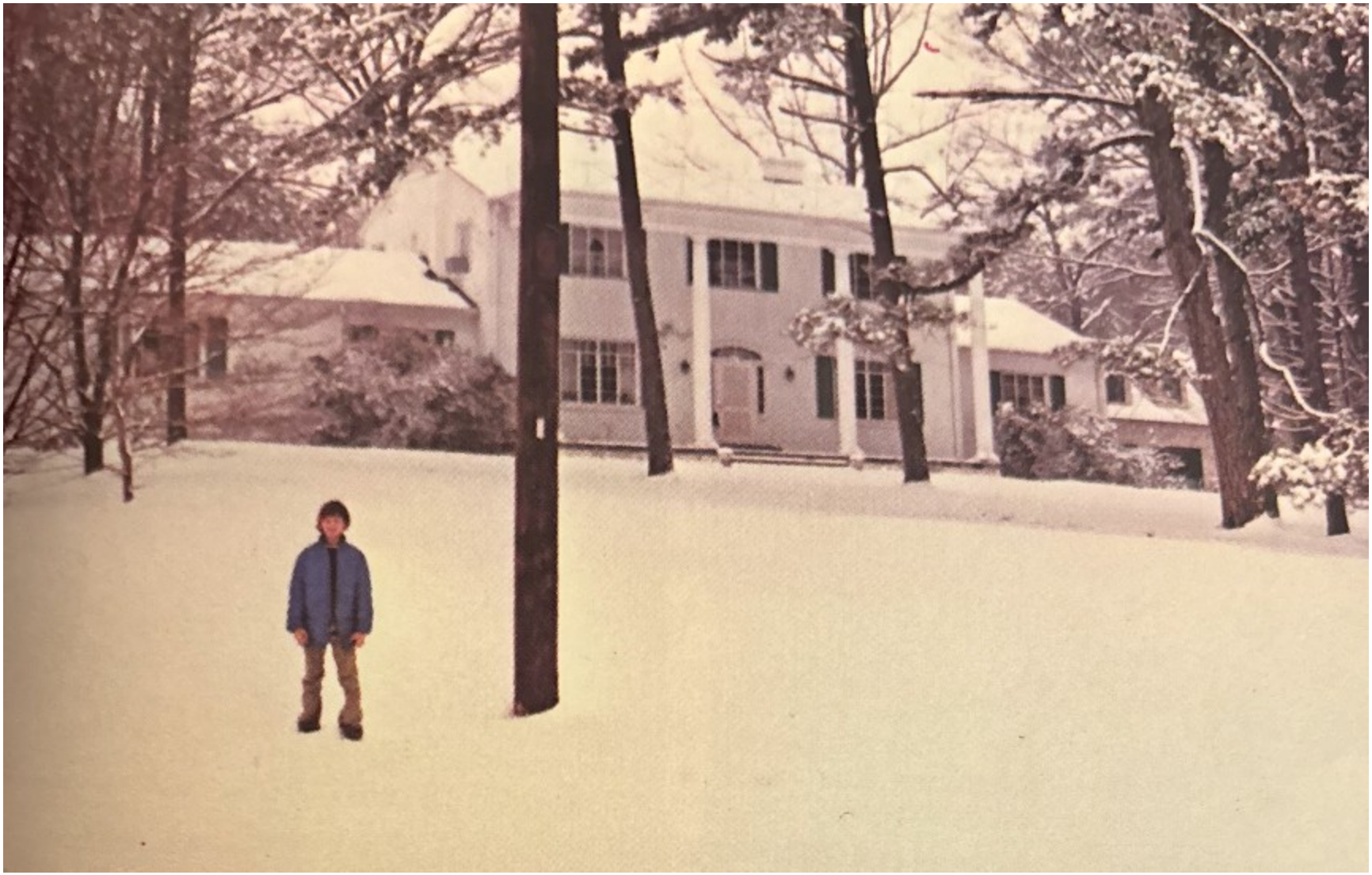
3.17 Using the historic color scheme is encouraged.

- 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.

Staff recommends approval. The color scheme complies with the Design Guide and appears to be historically accurate.



905 E GVL St. – Proposed Floorplan Enhancements for Property Restoration

Main Level

- Convert Jack/Jill Bedroom into Master Suite
    - Existing bathroom enlarged converted into closet space
    - Existing closets removed and used as walking space
    - Front bedroom converted into master bathroom
    - Entryway from formal living room closed off
- Kitchen to Living Room Transition
    - Opening enlarged
    - Adding cabinetry and island
- Current Mechanical Room converted into Full Bathroom
    - Mechanical Room being shifted into current "mud room"
- Den – Conversion into large bedroom/flex space
    - ***The existing closets are not shown in the existing floorplan.

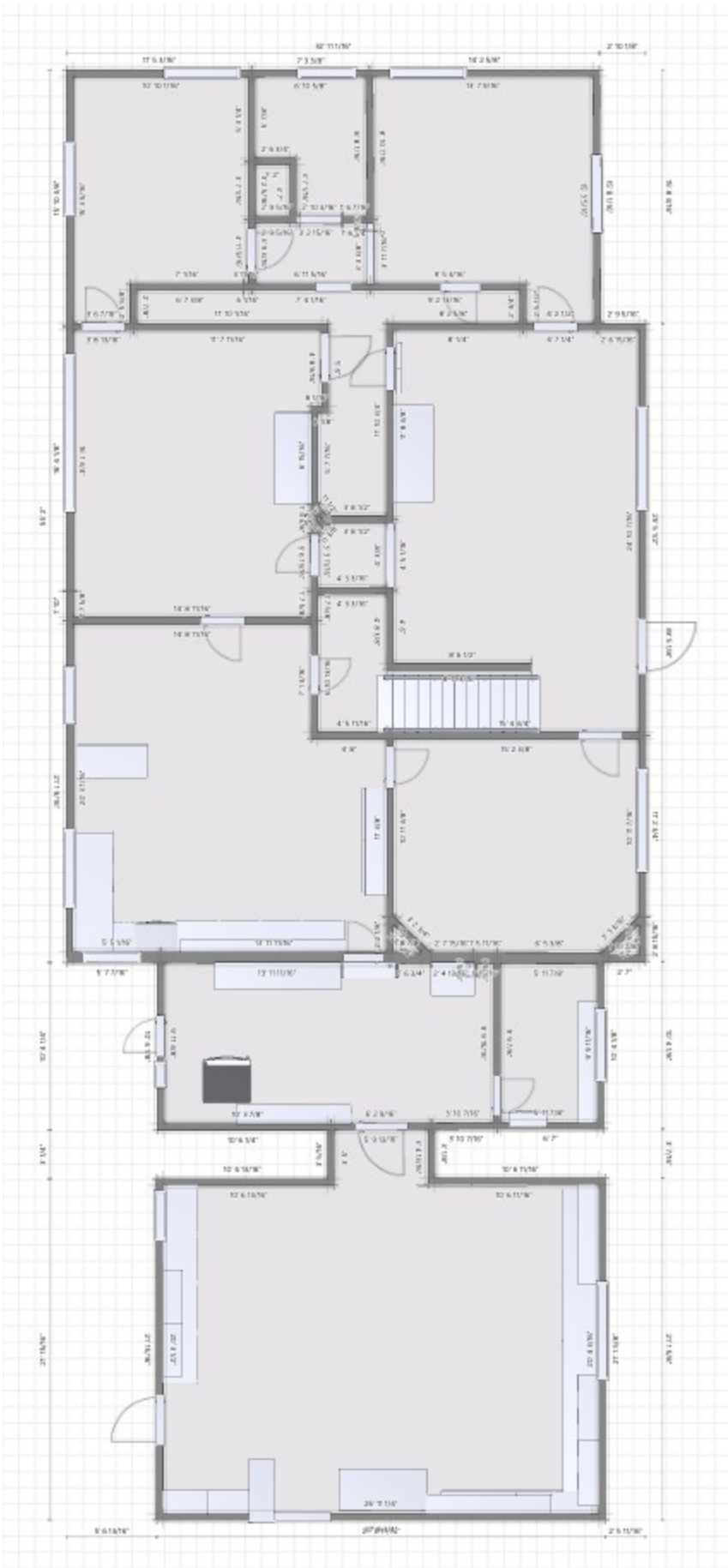
Upper Level

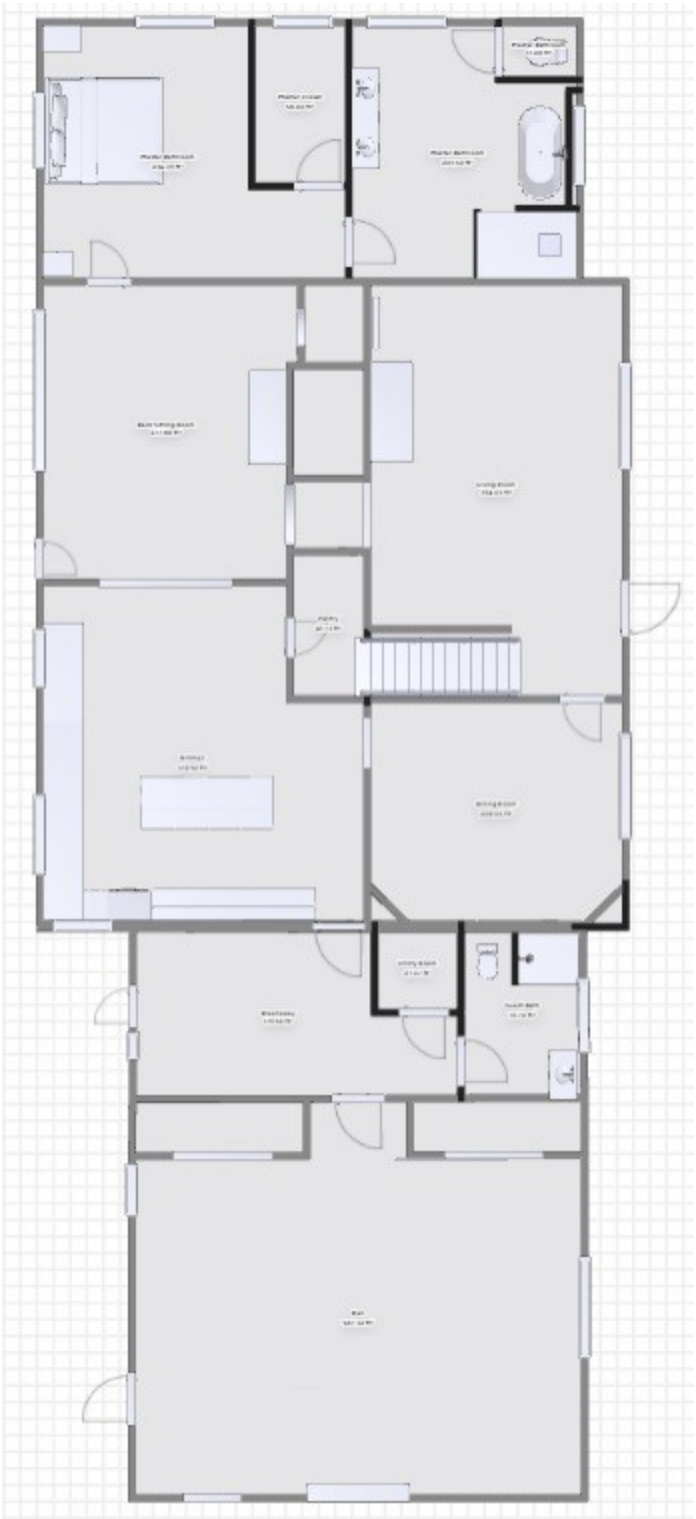
- Expand shower space in north bathroom.
- Expand south bathroom into existing closet.
    - Add door to make this a jack/jill bathroom serving both south bedrooms
- Closet removed
    - Converting dead hallway space into two closets for each bedroom

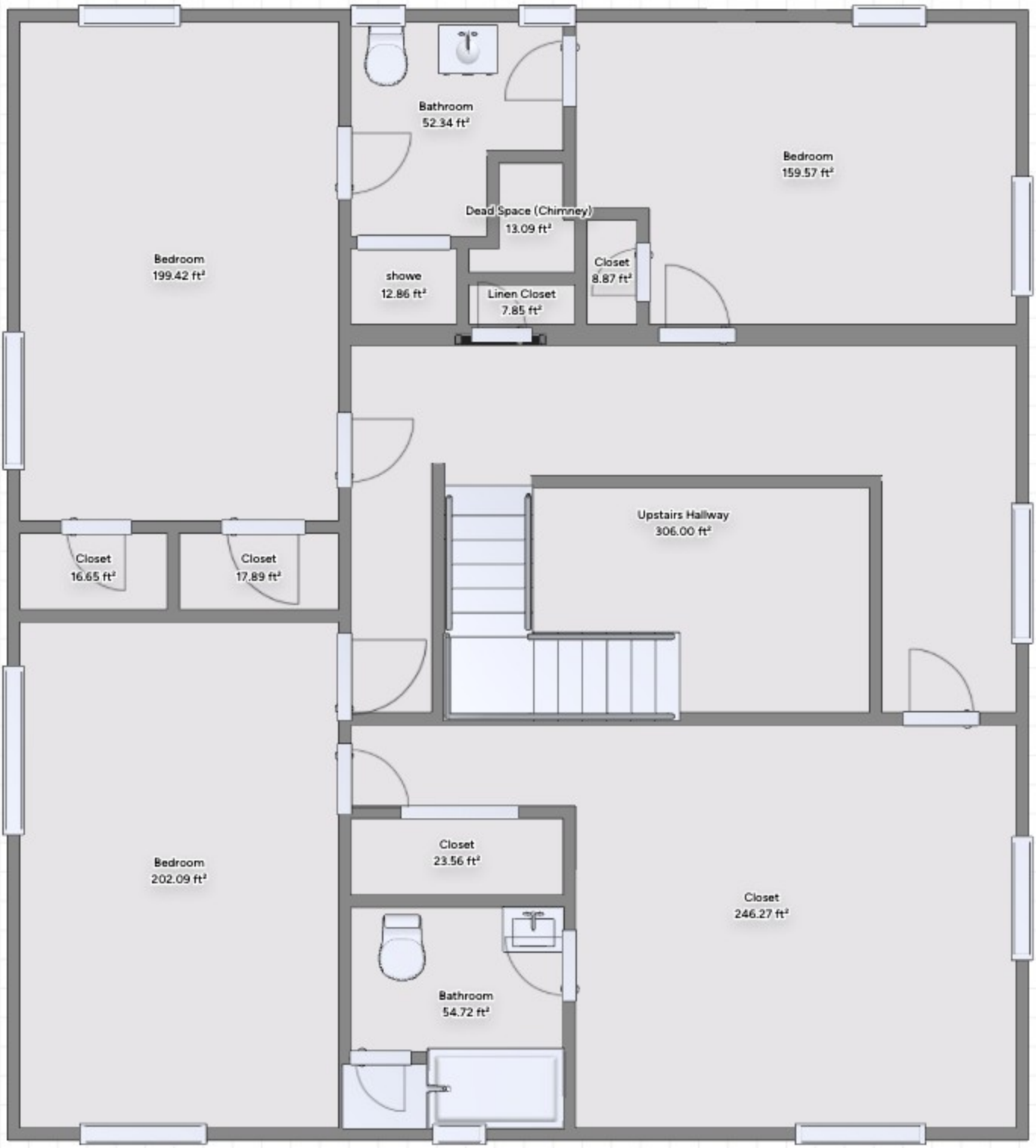
Crawl Space (not shown on floor plan)

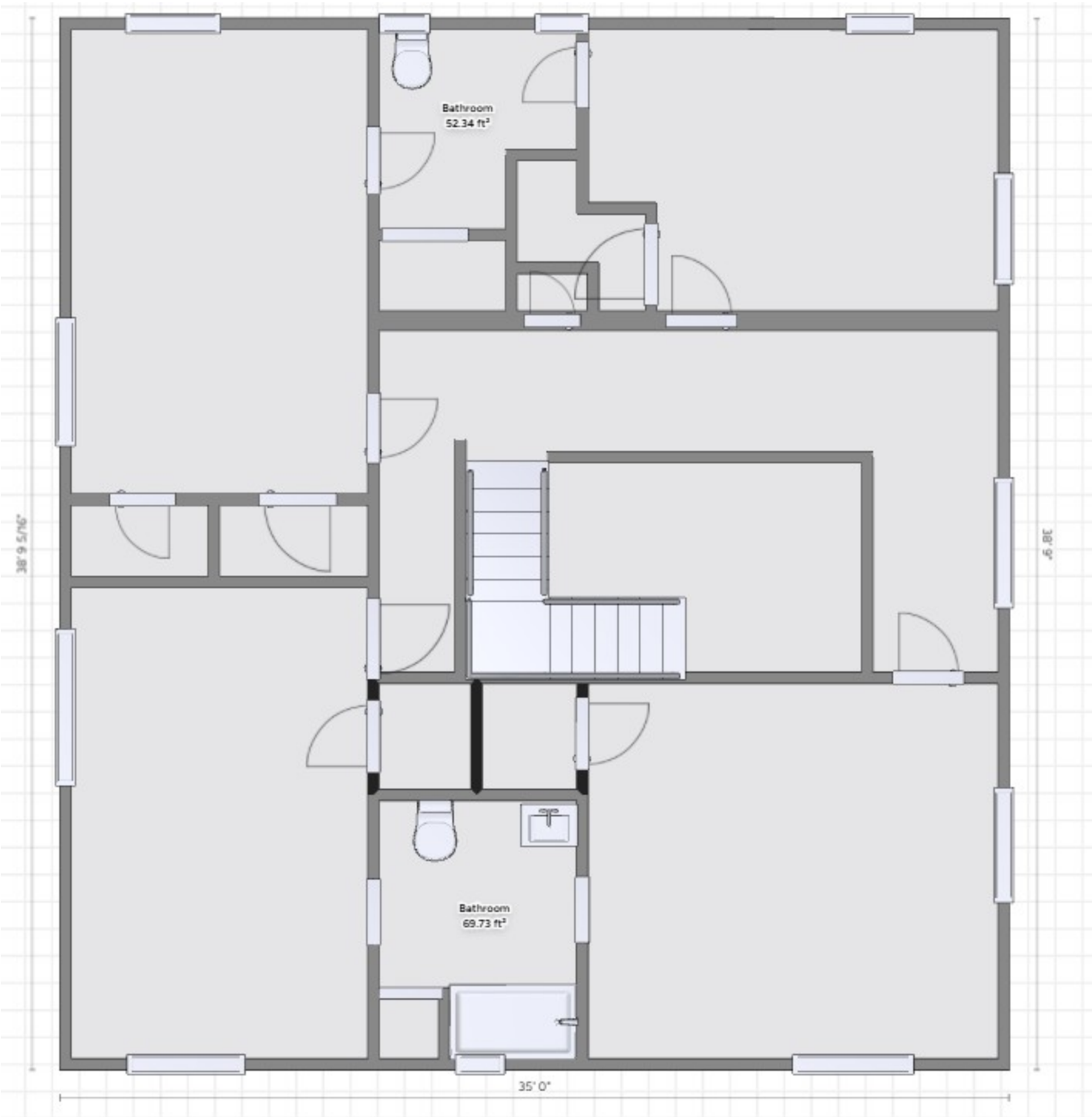
- Installing exterior door for better access as current access point is almost inaccessible and will be covered up by adding full bathroom to main level (as noted above).

Estimated Renovation Costs - $360,000-$380,000






Bathroom
52.34 ft²
Bedroom
159.57 ft²
Dead Space (Chimney)
13.09 ft²
Bedroom
199.42 ft²
Closet
8.87 ft²
showe
12.86 ft²
Linen Closet
7.85 ft²
Upstairs Hallway
306.00 ft²
Closet
16.65 ft²
Closet
17.89 ft²
Bedroom
202.09 ft²
Closet
23.56 ft²
Closet
246.27 ft²
Bathroom
54.72 ft²


Bathroom
52.34 ft²
Bathroom
69.73 ft²
38' 9 5/16"
38' 9"
35' 0"

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-54

Applicant: Cierra Coon

Property Address: 119 W Benson St

Zoning of Property: CBD, Central Business District

ANALYSIS

This application is requesting approval to replace the storefront door, a projecting sign, and window sign. The colors are as follows:

1. The doorframe will be painted to match the exisitng building trim.
2. Window sign will be white vinyl letters.
3. Projecting sign bracket / frame will be the Cerchio Bracket in black.
4. Projecting sign background is dark wood grain.
5. Projecting sign text will be white.

The proposed complies with Chapter 6: Signs Standards (adopted 8/24/2026) of the Unified Development Ordinance and Design Guide for Downtown.

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:

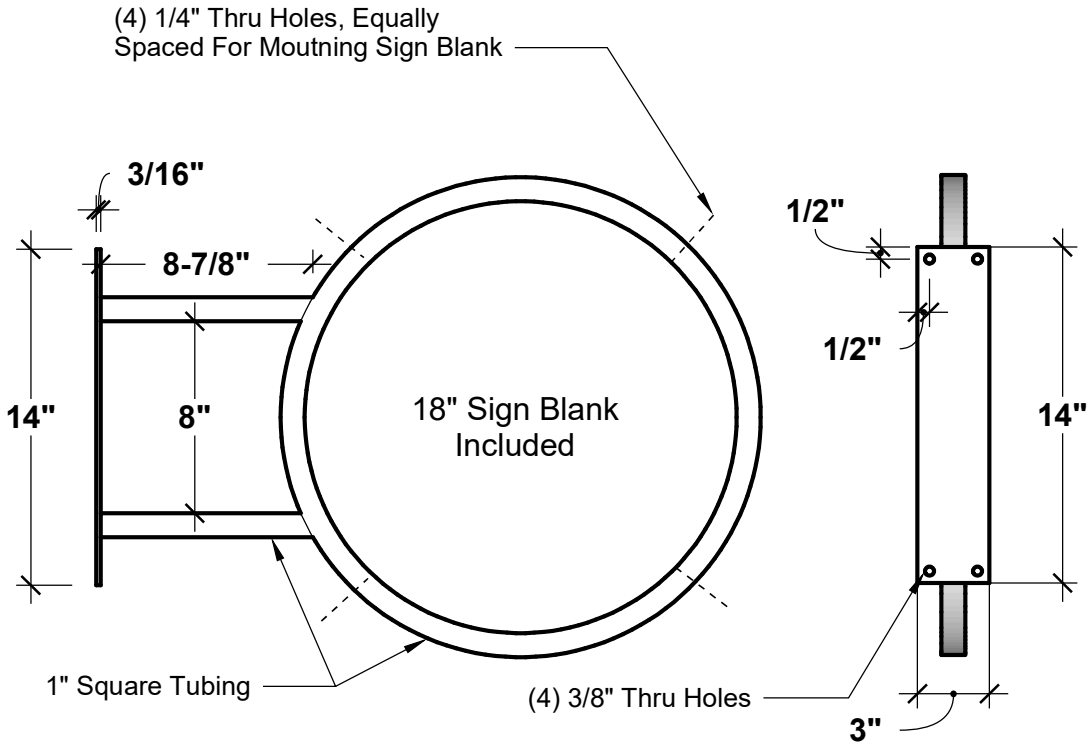
Policy: Design a sign to be in balance with the overall character of the property.
8.1 - Consider the building front as part of an overall sign program.
8.2 - A sign shall be subordinate to the overall building composition.

Policy: Appropriate signs include freestanding, flushmounted, window, projecting, hanging, and directory signs.
8.7 – A projecting 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.
8.17 - The light for a sign should be an indirect source.

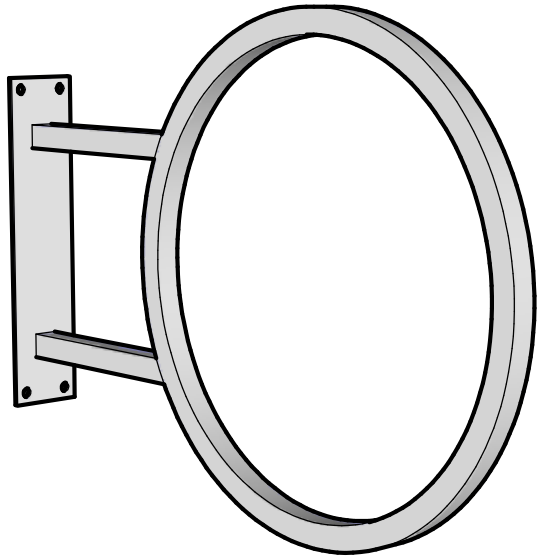
Staff recommends approval as submitted.

FRONT VIEW



SIDE VIEW

PERSPECTIVE VIEW



GENERAL NOTES
1. Includes Sign Blank AB100-C-C18-100

SIGN BRACKET
—STORE—
A CARLSBAD MANUFACTURING COMPANY

1 (888) 919-7446 SignBracketStore.com

PRODUCT DESCRIPTION				SKU				PREPARED FOR	APPROVAL SIGNATURE
CERCHIO BRACKET				419B-18				-	
DIMENSIONS	MATERIAL	COLOR / FINISH	REP	DB	DATE	REV	ORDER #	PROJECT / SIDEMARK / IF#	APPROVAL DATE
18"	STEEL	Black Powder Coat	Charlie	RM	07/2025				

PLEASE NOTE: Due to the handmade nature of our products, individual measurements may vary from those listed. The provided dimensions are for reference only

All images are the intellectual property of Sign Bracket Store. Reproduction in any form is strictly prohibitive without the express written permission of Sign Bracket Store. All designs are property of Sign Bracket Store.


WILD
SILVER
STUDIO


WILD
SILVER
STUDIO
GOODWIN
LAW
9FT


9ft from sidewalk
9FT
119


35.5”
Glass 25.75”
WILD
SILVER
STUDIO
Logo to be 12”x18”
Glass 63”
78.5”

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-33

Applicant: Billy Zion

Property Address: 240 W Whitner (Downtown Historic District)

Zoning of Property: GC, General Commercial

ANALYSIS

The applicant is requesting approval of the following exterior renovations:

1. New brick veneer on storefront (General Shale – Valhalla Mist),
2. Addition of brick columns with privacy perimeter fence and gate,
3. Addition of deck with tension wire railing and covered carport below,
4. Addition of awnings with black standing seam metal roof over clerestory windows and new second level door,
5. Monogram Sign
6. Paint colors:
    a. Main façade color (painted brick) - Sherwin Williams, Online SW 7072
    b. Accent color (storefront, fence, carport) – Sherwin Williams, Web Grey SW 7075

When the element to be replaced is not original to the building, the basic principle to consider is to not alter the perceived character of the building. When reviewing this application, the Board should focus on the "Basic Principles of Historic Preservation" set forth in the Design Guidelines, Historic Districts in Anderson, South Carolina 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.**
- **Use building materials that appear similar to those used traditionally in Anderson.**

When reviewing this application, the Board should focus on Chapter 3: Rehabilitation of Historic Resources, Chapter 4: Additions of the Design Guidelines, and Chapter 8: Design Guidelines for Signs. 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.

4.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

- This will allow the original proportions and character to remain prominent.

4.5 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic resource in mass, scale and form. It should be designed to remain subordinate to the main structure.

4.6 An addition should be compatible in character with the primary structure.

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.

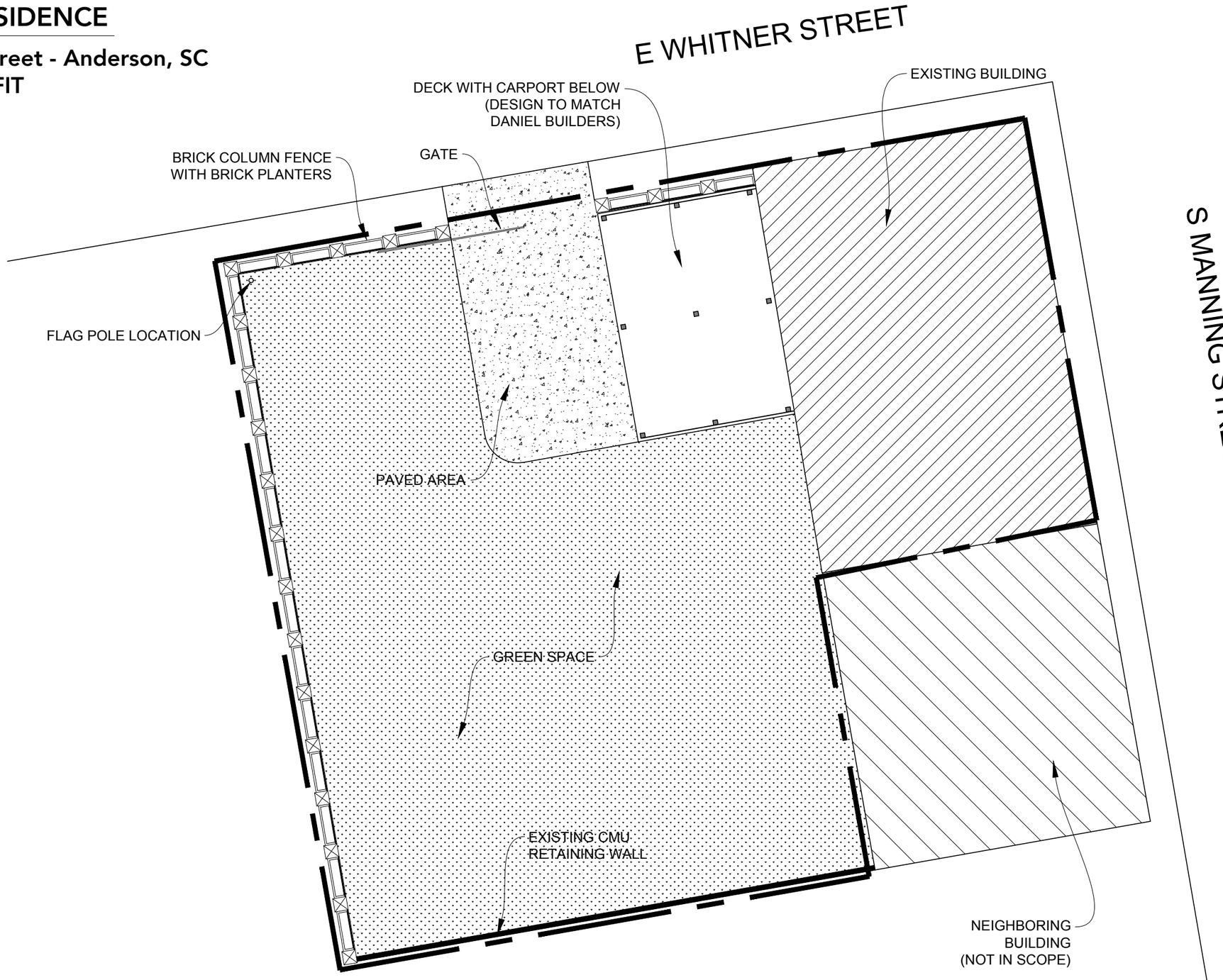
Policy: Appropriate signs include freestanding, flushmounted, window, projecting, hanging, and directory signs.
8.7 A projecting sign may be considered

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.
8.17 The light for a sign should be an indirect source.

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 building. The proposed changes will not adversely affect the perceived character of the building or neighborhood. Staff recommends approval as submitted.

HOCKMAN RESIDENCE

240 E. Whitner Street - Anderson, SC
RESIDENTIAL UPFIT
08 JULY 2026



1 / A100 **PROPOSED SITE PLAN**

SCALE: 1/16" = 1'-0"

ZION ARCHITECTS

A100

HOCKMAN RESIDENCE

240 E. Whitner Street - Anderson, SC
RESIDENTIAL UPFIT
08 JULY 2026



1
A101

PROPOSED RENDERING - EXTERIOR VIEW 1

SCALE: NTS

MATERIAL NOTES:
- DECK/RAILING DESIGN: TO MATCH DANIEL BUILDERS
- AWNINGS: METAL BRACKETS WITH BLACK STANDING SEAM METAL ROOF
- WINDOWS: BLACK FRAME
- MAIN FACADE COLOR: SW 7072 - ONLINE
- ACCENT COLOR: SW 7075 - WEB GRAY
- ACCENT BRICK: GENERAL SHALE - VALHALLA MIST



GENERAL SHALE
VALHALLA MIST



SW 7072
ONLINE



SW 7075
WEB GRAY

ZION ARCHITECTS

A101

HOCKMAN RESIDENCE

240 E. Whitner Street - Anderson, SC
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08 JULY 2026



1
A102

PROPOSED RENDERING - EXTERIOR VIEW 2

SCALE: NTS

MATERIAL NOTES:
- DECK/RAILING DESIGN: TO MATCH DANIEL BUILDERS
- AWNINGS: METAL BRACKETS WITH BLACK STANDING SEAM METAL ROOF
- WINDOWS: BLACK FRAME
- MAIN FACADE COLOR: SW 7072 - ONLINE
- ACCENT COLOR: SW 7075 - WEB GRAY
- ACCENT BRICK: GENERAL SHALE - VALHALLA MIST



GENERAL SHALE
VALHALLA MIST

SW 7072
ONLINE

SW 7075
WEB GRAY

ZION ARCHITECTS

A102

HOCKMAN RESIDENCE

240 E. Whitner Street - Anderson, SC
RESIDENTIAL UPFIT
08 JULY 2026



1
A103

PROPOSED RENDERING - EXTERIOR VIEW 3

SCALE: NTS

MATERIAL NOTES:
- DECK/RAILING DESIGN: TO MATCH DANIEL BUILDERS
- AWNINGS: METAL BRACKETS WITH BLACK STANDING SEAM METAL ROOF
- WINDOWS: BLACK FRAME
- MAIN FACADE COLOR: SW 7072 - ONLINE
- ACCENT COLOR: SW 7075 - WEB GRAY
- ACCENT BRICK: GENERAL SHALE - VALHALLA MIST



GENERAL SHALE
VALHALLA MIST



SW 7072
ONLINE



SW 7075
WEB GRAY

ZION ARCHITECTS

A103



HOCKMAN RESIDENCE | 240 E. WHITNER ST I ANDERSON, SC
RESIDENTIAL RENOVATION

ZION ARCHITECTS

05/18/2026

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REVISIONS:
10/19 BAR2

HOCKMAN RESIDENCE
240 E. WHITNER ST I ANDERSON, SC
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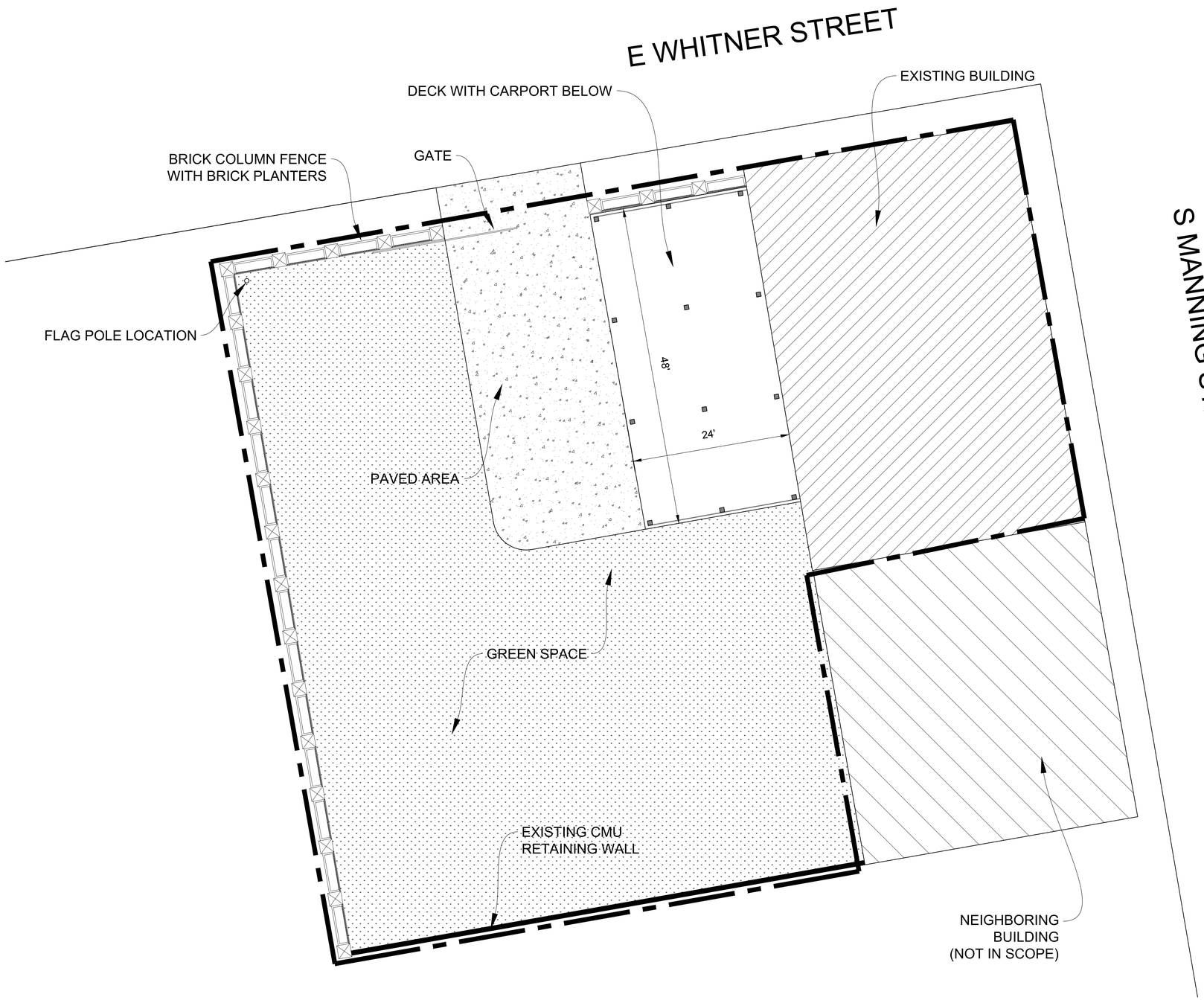
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ZION ARCHITECTS LLC
101686
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
WILLIAM A. ZION, III
Anderson, SC
9759
REGISTERED ARCHITECT

SCALE: NTS

COVER SHEET

A001



1 / A002 PROPOSED SITE PLAN

SCALE: 1/8"= 1'-0"

N

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HOCKMAN RESIDENCE

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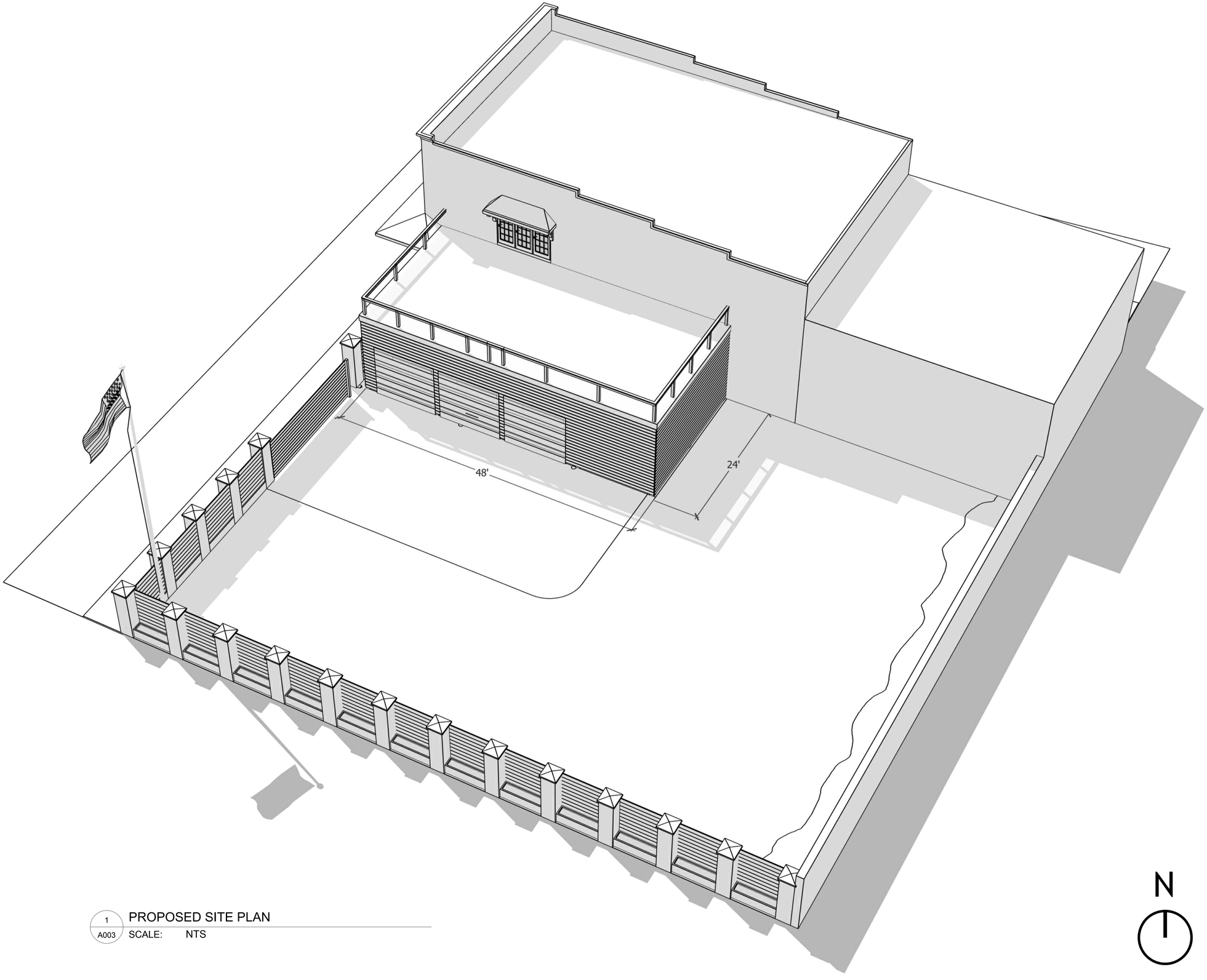
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REGISTERED ARCHITECT

SCALE: NTS

SITE PLAN

A002



1 A003 PROPOSED SITE PLAN
SCALE: NTS

N

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HOCKMAN RESIDENCE

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WILLIAM A. ZION, III
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9759
REGISTERED ARCHITECT

SCALE: NTS

SITE PLAN

A003



1
A004
EXTERIOR PERSPECTIVE
SCALE: NTS

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REVISIONS:
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REGISTERED ARCHITECT

SCALE: NTS

EXTERIOR PERSPECTIVE

A004



1
A005
EXTERIOR PERSPECTIVE
SCALE: NTS

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10/19 BAR2

HOCKMAN RESIDENCE

240 E. WHITNER ST I ANDERSON, SC
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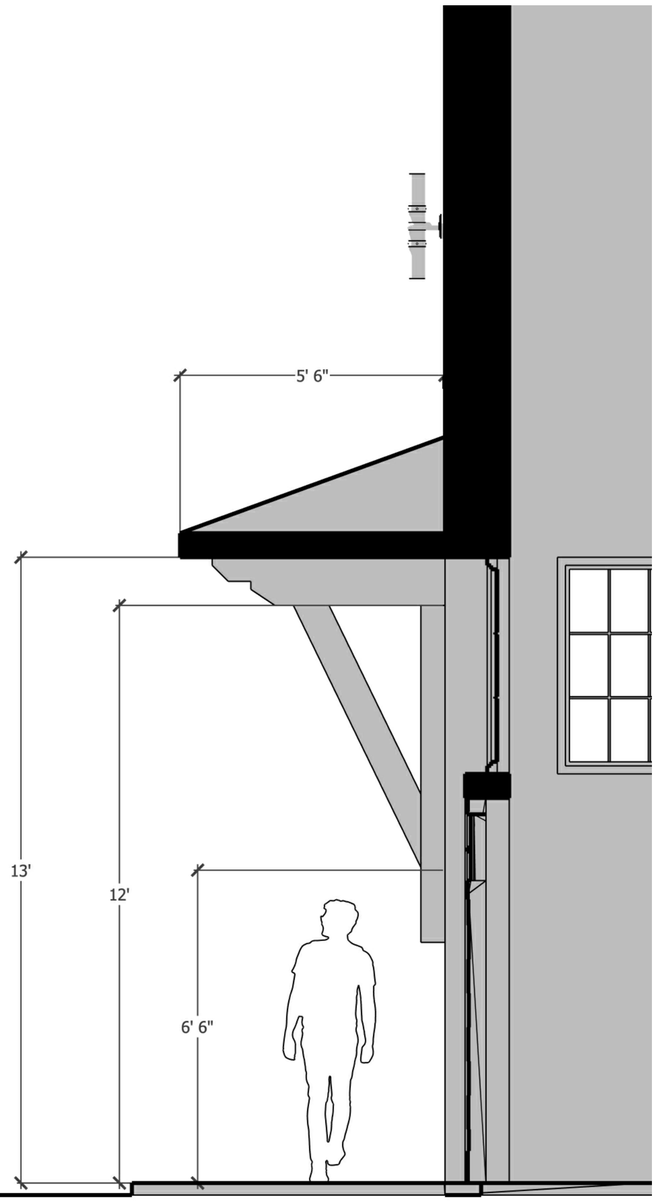
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SCALE: NTS

EXTERIOR PERSPECTIVE

A005





1 / A006 AWNING DIMENSIONS
SCALE: NTS

ZION ARCHITECTS

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REVISIONS:
10/19 BAR2

HOCKMAN RESIDENCE

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SCALE: NTS

AWNING DIMENSIONS

A006