Board of Architectural Review
AGENDA
City Hall in Council Chambers
Wednesday, November 18, 2026
5:30 pm

I. Addenda to Agenda

II. New Business

- BAR-26-52 523 N Main (sign)
- BAR-26-55 419 Central (color)
- BAR-26-56 106 North Ave (color)
- BAR-26-57 302 E Franklin (alteration)
- BAR-26-58 908 W Whitner (alteration)
- BAR-26-50 407 Watson (alteration)

III. Board Business

IV. Staff Report

V. Adjourn

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-52

Applicant: Kristine Barksdale, ABC Banners N Signs

Property Address: 523 N Main St. (Downtown Historic District)

Zoning of Property: CBD, Central Business District

ANALYSIS

This application is for a new Wall Sign. The proposed sign size, configuration, and placement comply with the UDO.

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 façade composition.

8.2 - A sign shall be subordinate to the overall building composition.

- Locate a sign on a building such that it will emphasize design elements of the façade itself.
- 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.

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.

- Also limit the number of colors used on a sign. In general, no more than three colors should be used.

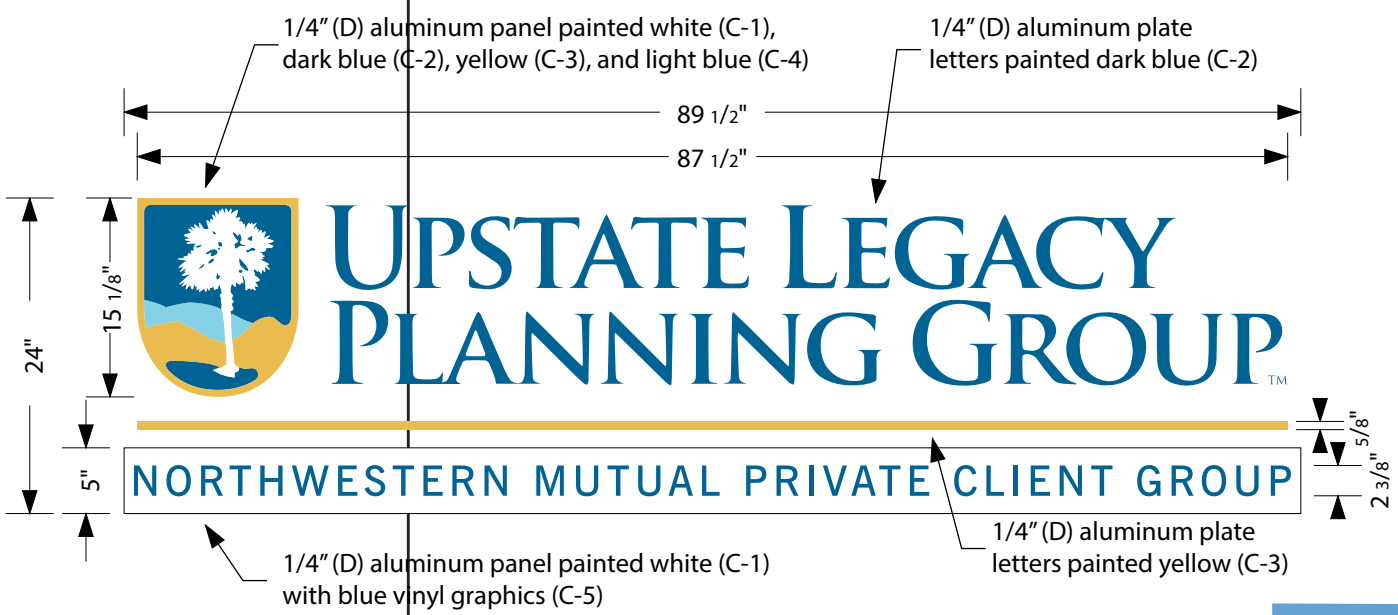
Staff recommends approval as submitted.

CONCEPT

QTY 1 - SINGLE SIDED

1/4" (D) aluminum plate letters and panels with painted graphics and 1/4" (D) aluminum panel with vinyl graphics

Scale : NTS



SIDE VIEW

MOCKUP



Color Specifications:

- C-1 MPC White MPC to match
- C-2 Pantone 3015 C MPC to
- C-3 match Pantone 2006 C MPC
- C-4 to match Pantone 636 C 3M
- C-5 3630-127 Intense Blue

(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)

Approved By & Date:

STOP PLEASE NOTE

This Drawing must be returned signed & approved, any delay will result in delayed production time. We **DO NOT** assume responsibility for errors of any kind. Please inspect this drawing thoroughly to insure that all spelling is correct and that the artwork is accurate and correctly positioned

ABC BANNERS & SIGNS

www.diversified-signs.com

107 East Orr Street

Anderson, SC 29621

Phone : 864-226-9179

Date:

08/27/2026

Project:

ULPG Pan

Company:

ABC Signs

Customer / Contact:

Kristi Barksdale

DSG Rep:

Logan L

INTERIOR

EXTERIOR

Underwriters Laboratories Inc.® LISTED ELECTRIC SIGN COMPLIES TO UL 48

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN

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STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-55

Applicant: Peyton Beaty

Property Address: 419 Central Ave(North Anderson Historic District)

Zoning of Property: NR, Neighborhood Residential

ANALYSIS

The applicant request approval to paint the front porch of the house brown. It was previously painted green and has sustained wear over the years.

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 proposed brown is a muted color that complies with the Design Guide and blends with the color of the brick.







STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-56

Applicant: Jennifer Trammell

Property Address: 106 North Ave (North Anderson Historic District)

Zoning of Property: NR, Neighborhood Residential

ANALYSIS

The applicant is requesting approval to paint exterior of house. The color scheme is as follows:

1. Lap Siding – SW 7018 Dovetail
2. Brick Foundation – existing to remain
3. Trim – SW 7069 Iron Ore
4. Columns, Railings, Latice – SW 7069 Iron Ore
5. Window and door frame – SW 7069 Iron Ore
6. Doors – SW 7069 Iron Ore
7. Stair Risers – SW 7069 Iron Ore

When reviewing this application, the Board should focus on the standards set forth in Chapter 3 of the Design Guidelines, 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.
- Muted colors can help reduce the perceived scale of a building.

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.

RECOMMENDATION

Staff recommends approval.



EXTERIOR COLOR PALETTE

MAIN COLOR – SIDING
Sherwin-Williams
Dovetail SW 7018
A warm, medium gray

TRIM, ACCENT & DOORS
Sherwin-Williams
Iron Ore SW 7069
Deep charcoal/black

SECONDARY ACCENT
(Alternate option)
Sherwin-Williams
Pewter Cast SW 7673
A lighter gray for variation

NATURAL STONE
(existing / to remain)
For porch base or landscape



LEFT SIDE VIEW
Siding: Dovetail SW 7018
Trim: Iron Ore SW 7069



PORCH DETAIL
Columns & Railings: Iron Ore SW 7069
Siding: Dovetail SW 7018



RIGHT SIDE VIEW
Siding: Dovetail SW 7018
Trim: Iron Ore SW 7069



REAR VIEW
Siding: Dovetail SW 7018
Trim: Iron Ore SW 7069

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-57

Applicant: Juan Pablo Pineda, JP Builders

Property Address: 302 E Franklin St (Anderson Historic District)

Zoning of Property: MR, Mixed Residential

ANALYSIS

The applicant request approval to make the following exterior renovations, and boundary fence installation. The proposed horizontal Dutchlap siding was selected to replicate traditional historic wooden weatherboards while providing modern structural durability and a clean white finish. Architectural charcoal asphalt shingles provide a traditional shadow-line profile compatible with historic roof pitches, backed by Class A fire safety. The proposed wood fence utilizes traditional dog-eared pickets providing a privacy screen that conforms to traditional boundary treatments within the historic district.

- Cladding – dutchlap horizontal vinyl siding with wood grain texture
    - color – white
    - exisitng - vinyl siding
- Roof – architectural asphalt shingles
    - color – charcoal
    - exisitng - asphalt shingles
- Windows – double pane vinyl (no grid)
    - color – white
    - exisitng - wood with no grid
- Front door – fiberglass 2-panel with 6 lites
    - color – black
    - existing - does not appear original
- Fence – pressure-treated wood panel with dog-eared picket
    - Color – walnut stain

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.

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. Although vinyl siding is used it is replacing vinyl siding already on the house. The proposed renovation complies with the Design Guide.

the established rhythmic openings and scale of the primary facade.

3. **Perimeter Enclosure:** The proposed wood fence utilizes traditional dog-eared pickets and natural pressure-treated lumber, providing a privacy screen that conforms to traditional boundary treatments within the historic district.

4. Submittal Checklist & Attachments

- [x] **Property Tax Map & Plat Reference:** Plat Book 3R, Page 68 (Anderson County Records)
- [x] **Site Plan & Architectural Renderings ("New Look" Exterior Elevation)**
- [x] **Product Cut Sheets & Material Specifications (Siding, Roofing, Windows, Doors, Fencing)**

The State of South Carolina,
County of

PERSONALLY appeared before me, D. S. Vandiver and made oath that he saw the within named Mrs Hattie A. Brownlee sign, seal, and as her Act and Deed, deliver the within written Deed; and that he with E. P. Vandiver witnessed the execution thereof.

SWORN to before me, this 11 day of Aug A. D. 1898

D. S. Vandiver

Recorded and certified to. for Aug 13 th 1898.

(Seal) J. T. Holleman
Notary Public
S.C.

C. C. C. P.

RENUNCIATION OF DOWER.

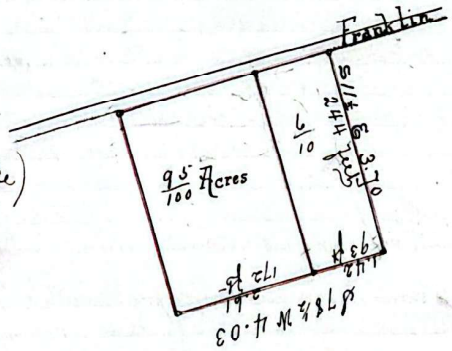
The State of South Carolina,

do hereby certify unto all whom it may concern, that Mrs. the wife of the within named did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named heirs and assigns, all her interest and estate, and also all her right and claim of Dower, of in, or to all and singular the Premises within mentioned and released.

GIVEN under my Hand and Seal, this day of Anno Domini 18

Recorded and certified.

C. C. C. P.



(To Bradford Brake
April 1 – 1899)

South Carolina
Anderson County

The above plat represents two Lots of Land - one containing 95/100 acres - the other 7/10 acres - Situated in the city of Anderson State and County aforesaid. The larger lot represents the land on which Brownlee Now resides - The Smaller lot is unimproved.

Surveyed and divided up
May 4. 1897.

Geo M. McDavid
Surveyor.

Recorded and Certified to for Aug 13th 1898.

C.C.C.

Existing Exterior Property Overview

- **Siding:** White Vinyl Lap Siding
- **Roofing:** 3-Tab Asphalt Shingles
- **Entryway:** Solid Wood Door & Frame
- **Windows:** Single-Pane Glass with Wood Frames
- **Lot & Grounds:** Open Lot / No Fence



NEW LOOK:



Siding:

• Profile Type: Dutchlap (Horizontal orientation)

• Product Length: 145 inches (approx. 12 feet)

• Width: 10.2 inches

• Coverage Area: 200 square feet per box/bundle.

• Siding Features: Wood Grain Surface texture

• Color Family: White.

• Color/Finish: White.

• Product Weight (lb.): 90 lb.

• Profiles: Dutchlap.

• Siding Features: Wood Grain Surface.

• Vertical/Horizontal: Horizontal



Roofing:

Coverage Area (sq. ft.) 33.33 sq ft.

Product Length (in.) 39.38 in.

Product Thickness (in.) 2.4 in.

Product Width (in.) 13.25 in.

Color: Family Black.

Color: Finish Charcoal.

Features: Algae Resistant, High Wind Resistant, Stainguard Protection.

Fire Rating:(UL 790) Class A.
Material: Asphalt.

* Requirements: Attic Ventilation, Underlayment.

* Roofing Product Type: Architectural Shingle.

* Shingle Exposure: 5.625 inches.

* Shingle Type: Architectural Shingle



Windows:

- Exterior Color/Finish Family: White.
- Features: Tilt-In Sash.
- Frame Material: Vinyl.
- Frame Type: Nail Fin.
- Glass Type: Low-E Glass.
- Glazing Type: Double-Pane.
- Grid Pattern: No Grid.
- Hardware Color/Finish Family: White
- Included: Hardware, Screen
- Interior Color/Finish Family: White.
- Number of Locks: 1



Door:

Door Height (in.) 80 in.
Front door.
Door Width (in.) 36 in.
amb Size (in.) 4-9/16".
Nominal Door Height (in.) 80 in.
Nominal Door Width (in.) 36 in.
Rough Opening Height (in.) 82 in.
Rough Opening Width (in.) 38.25 in.
Bore Type: Double Bore.
Color Family: White.
Color/Finish: Black on the outside.
Door Configuration: Single Door.
Door Glass Insulation Dual Pane.
Door Handing: Right-Hand/
Inswing.
Door Style : Traditional
Door Type Exterior Prehung.
Features : Brickmold, Lockset Bore (Double Bore), Weatherstripping.
Finish Type: Primed.
Frame Material:Wood.
Glass Caming Finish: No caming.
Glass Layout: 1/4 Lite
Glass Shape: Rectangle Lite.
Glass Style: Clear Glass.
Hinge Finish: Black
Hinge Type: Ball Bearing.
Material: Fiberglass.
Number of Lites: 6 Lite.
Panel Type: 2 Panel.
Product Weight: (lb.) 110 lb.



FENCE : Fence location: From the front corner of the house to the backside of the backyard

Actual panel height: (in.) 72 in.

Actual panel thickness: (in.) 2.25 in

Actual panel width: (in.) 96 in.

Nominal panel height: (ft.) 6 ft.

Nominal panel thickness: (in.) 2.25 in.

Nominal panel width: (ft.) 8 ft.

Color Family: Brown.

Color/Finish : Wood.

Contact Type Allowed: Above Ground.

Features: Paintable, Pressure Treated, Stainable.

Picket Top Style: Dog-eared.





Anderson County, South Carolina

Geographic Information Systems

STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-58

Applicant: Loree Parkinson

Property Address: 908 W Whitner St (Westside Historic District)

Zoning of Property: LM, Low-Density Multi-Family

ANALYSIS

The applicant proposes to enclose the sleeping porch on the front right of the house. This proposal was originally approved by the BAR in 2002 as part of renovations to the second story. The plan is to replace the screen door with a solid door that opens onto the front porch and enclose the porch to make a laundry room and master closet. The exterior cladding will match the current house.

When the element or alteration 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.**

The following sections of Chapter 4: Additions of the Design Guidelines apply to this request:

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

- An addition should relate to the historic resources 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.

The proposed restoration and renovations comply with the Design Guide. The proposed materials are consistent with the existing materials. The proposed changes will not adversely affect the perceived character of the building or neighborhood. Staff recommends approval.











STAFF REPORT
CITY OF ANDERSON BOARD OF ARCHITECTURAL REVIEW

Application Number: BAR-26-59

Applicant: Stephen Coughenour

Property Address: 407 Watson Ave. (North Anderson Historic District)

Zoning of Property: NR, Neighborhood Residential

ANALYSIS

The front center and front right chimneys are leaning and are at risk of collapse. The applicant proposes to reduce the height of both to make them structurally sound.

When an element of a structure is altered, 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.**

The following sections of Chapter 3: Rehabilitation of Historic Resources apply to this request:

Policy: Preserve historic architectural features and details.
Historic features, including original materials, architectural details and window and door openings contribute to the character of a structure and are referred to as character-defining features. They should be preserved when feasible.

3.1 Preserve and maintain significant stylistic and architectural features.

- Porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

3.12 Preserve masonry features that define the overall historic character of the building.

- Examples are walls, porch piers and foundations.

RECOMMENDATION

Changing the height of the chimneys would alter the character of the building. The front center chimney is a significant feature and stylistic element of the house architecture. As character defining features the applicant has not made it clear how much the chimneys height would be reduced, or if the chimney pots would be replaced. It does not appear this request is supported by the Design Guidelines.



