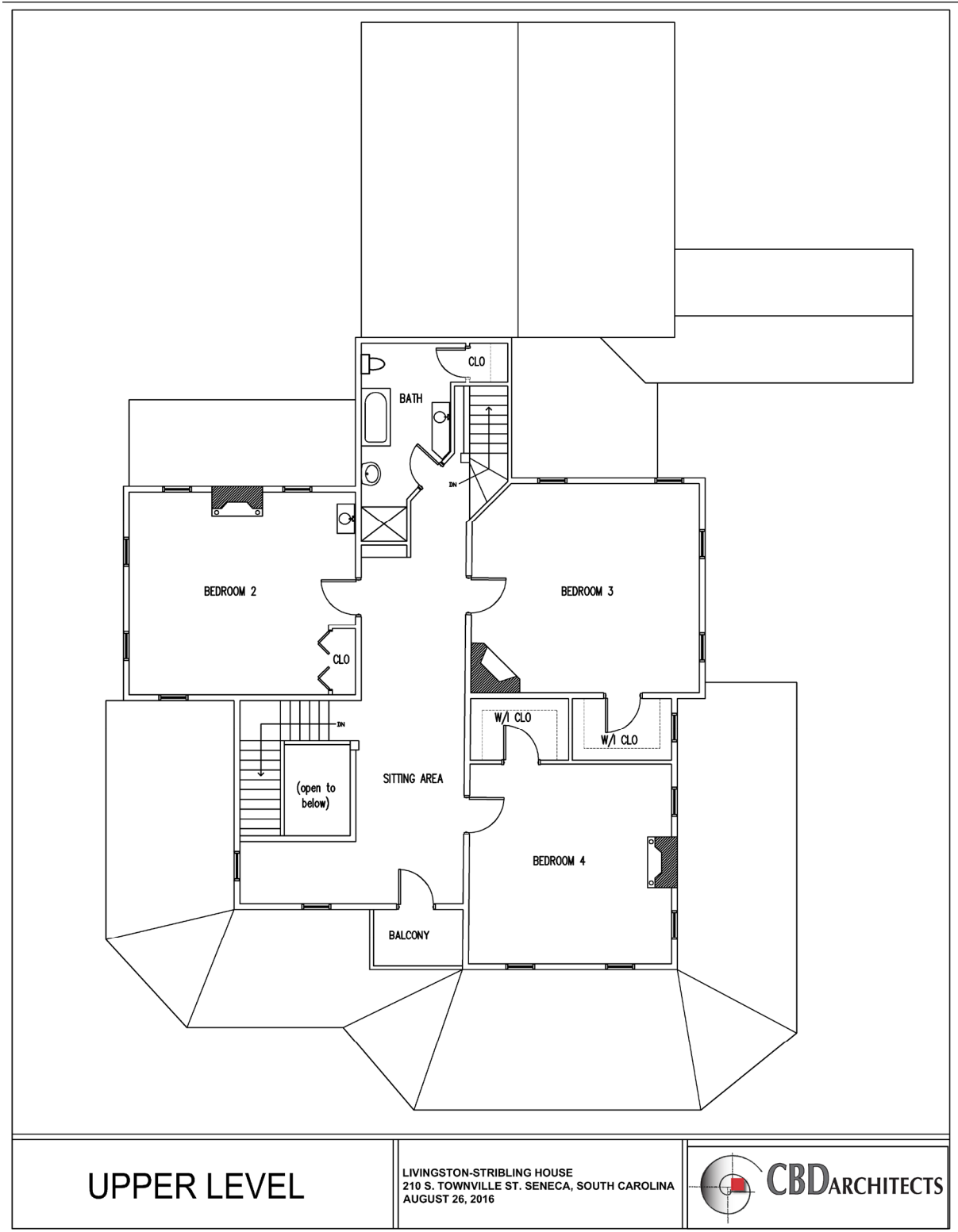




Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

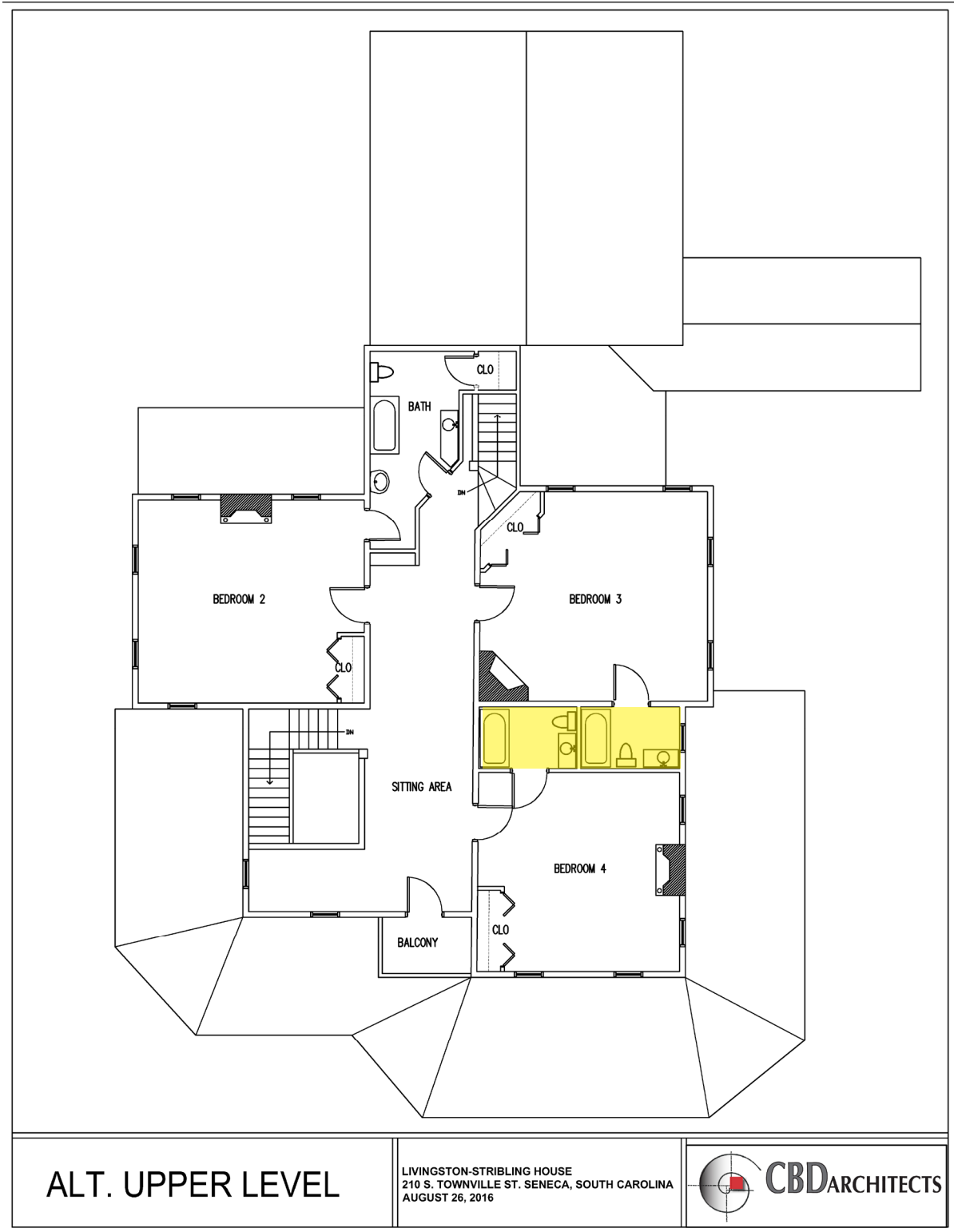
UPPER LEVEL FLOOR PLAN





Livingston - Stribling House
210 S. Townville Street - Seneca, South Carolina

UPPER LEVEL FLOOR PLAN - ALTERNATE BATHROOMS





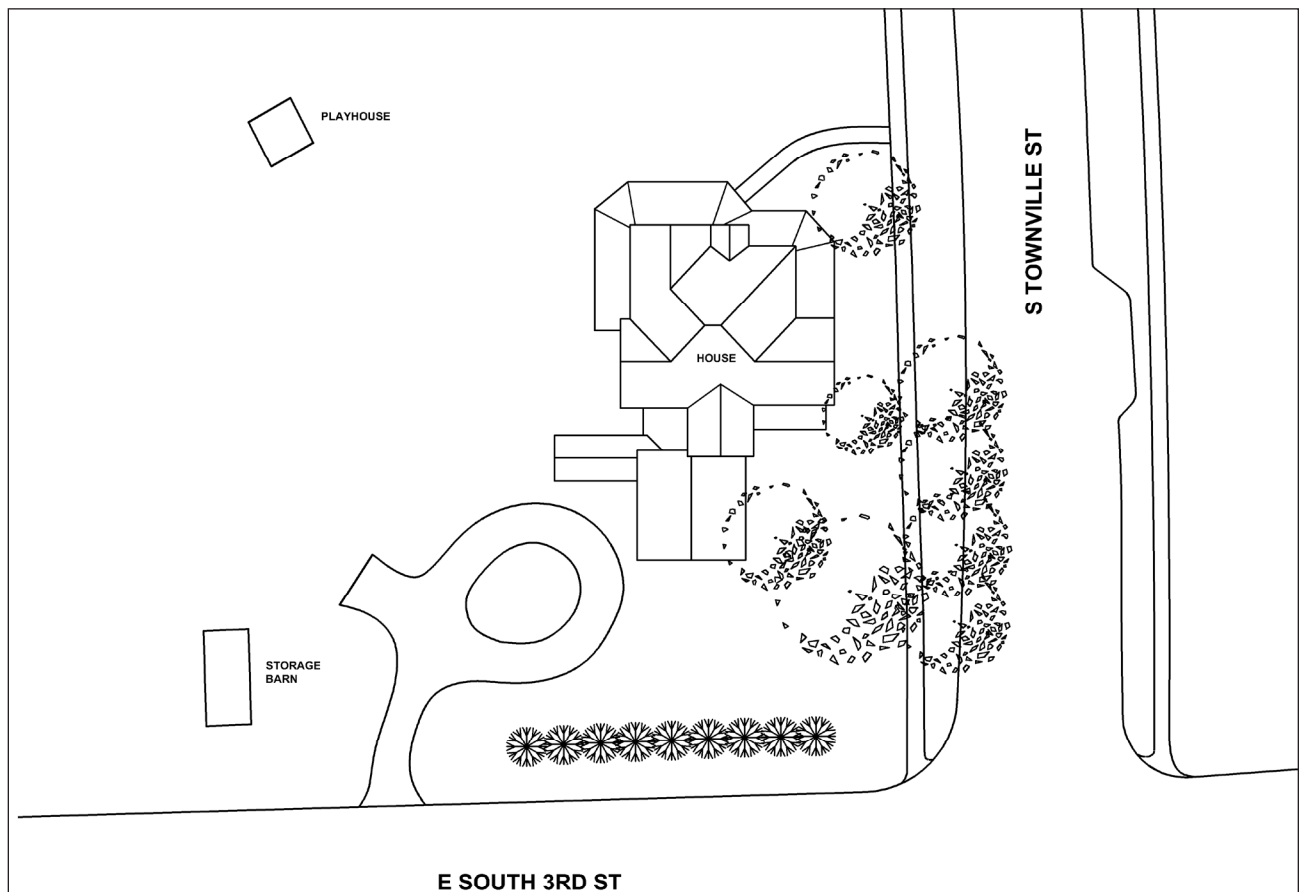
Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

SITE PLAN

Features of the Site include:

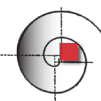
- Fences
- Playhouse
- Landscaping
- Circle Driveway - Off street Parking
- Sidewalks
- Arbors
- Water garden



Note: Arborists have advised that the O'sage orange tree in the west yard is at least 200 years old. This is not a native species for this area. These trees are native to Missouri and Oklahoma. Therefore, it is likely that the tree was planted by Indians, perhaps as a part of a trade route. Nearby Oconee Station Park has information about such a trade route organized through the area.

EXISTING SITE PLAN

LIVINGSTON-STIRBLING HOUSE
210 S. TOWNVILLE ST. SENECA, SOUTH CAROLINA
AUGUST 26, 2016



CBDARCHITECTS



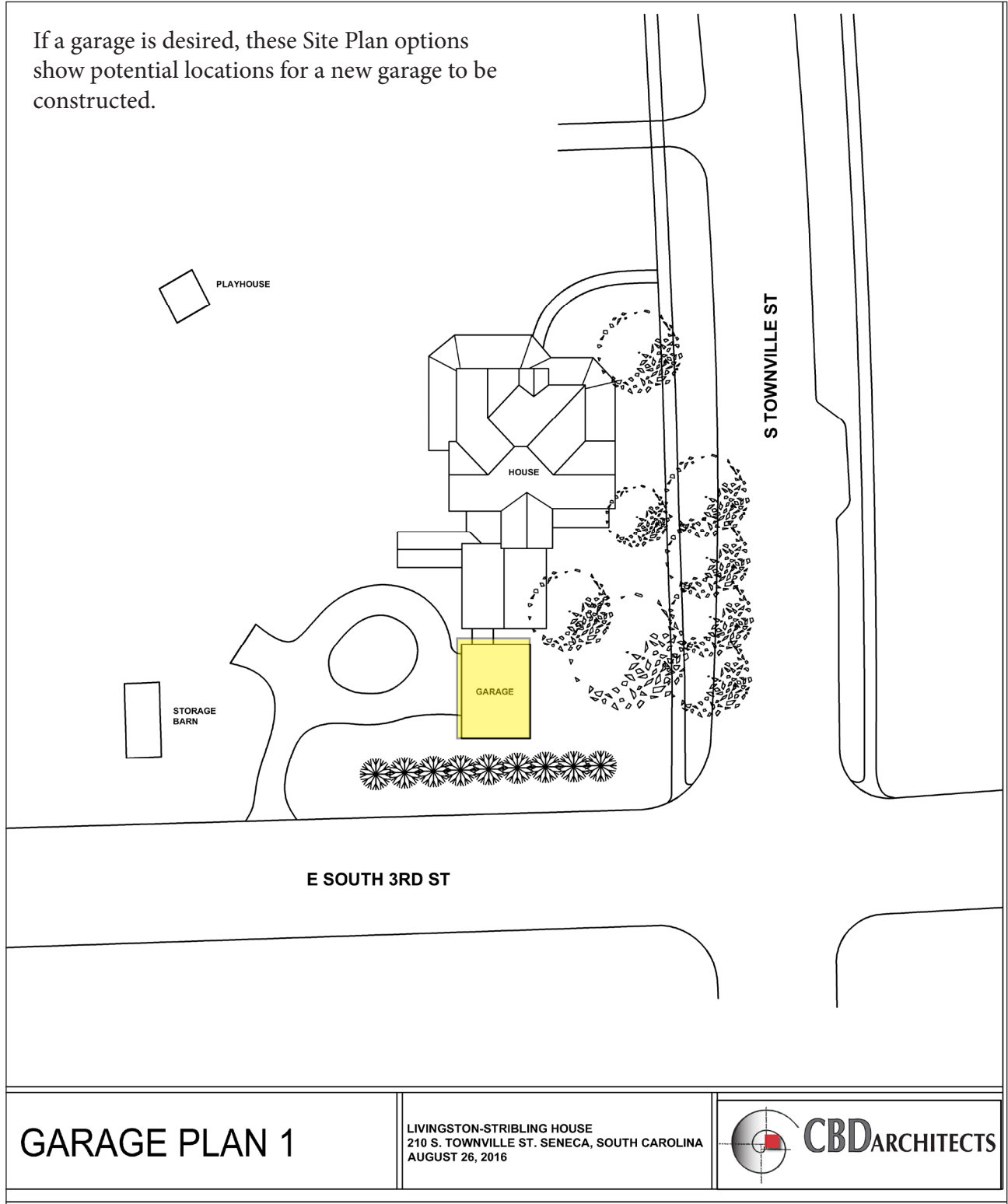


Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

ALTERNATE SITE PLAN 1- ATTACHED GARAGE

If a garage is desired, these Site Plan options show potential locations for a new garage to be constructed.

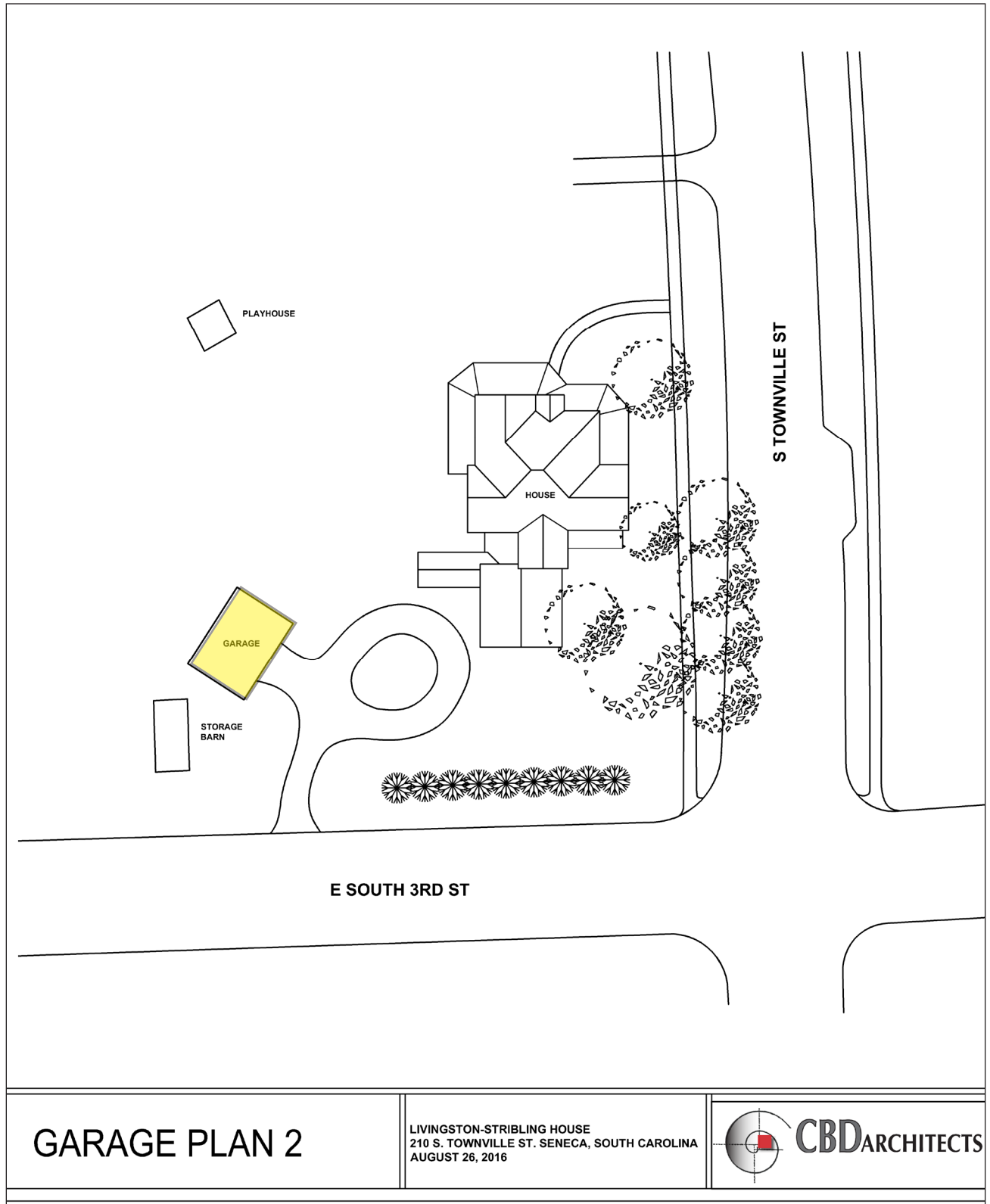




Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

ALTERNATE SITE PLAN 2- DETACHED GARAGE





Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

DISTINCTIVE ARCHITECTURAL FEATURES

The house is an example of “Stick Victorian” or “Carpenter Gothic”. Some of the architectural features include:

EXTERIOR:

Victorian details of the exterior include turned columns, steep roof gables, wide wrap-a-round porches, heavy interior casings and ornate mill work.

INTERIOR:

Seven Fireplaces

High bead board ceilings 10’-8” typical, kitchen ceiling height is 12’-8”

Bead board wainscot in front rooms

Heart Pine flooring

Tall doorway – 8’

Ornate moldings and stairways

Ornately crafted mill work and fretwork

Pocket Doors

Ornate hardware

SITE

Landscaping design is based on an heirloom plan, which incorporates traditional shade trees and varieties of trees shrubs and blooming perennials.

Trees include:

Crepe myrtle, Dogwood, Pecan, Oak, Maple, O’Sage Orange, Tulip Poplar, Hemlock, Holly, Ornamental Plum and others.

Shrubs include

Tea Olive, Camellia, Various Hollies, Rhododendron, Azaleas, Gardenia, Blueberries, Ligustrum, japonica and others.

Blooming perennials include:

Spirea, Iris, Dutch iris, Lilies, Snowdrops, Narcissus, Daffodils, Coreopsis, roses, and various others. Most of the year, there is something blooming in the yard.





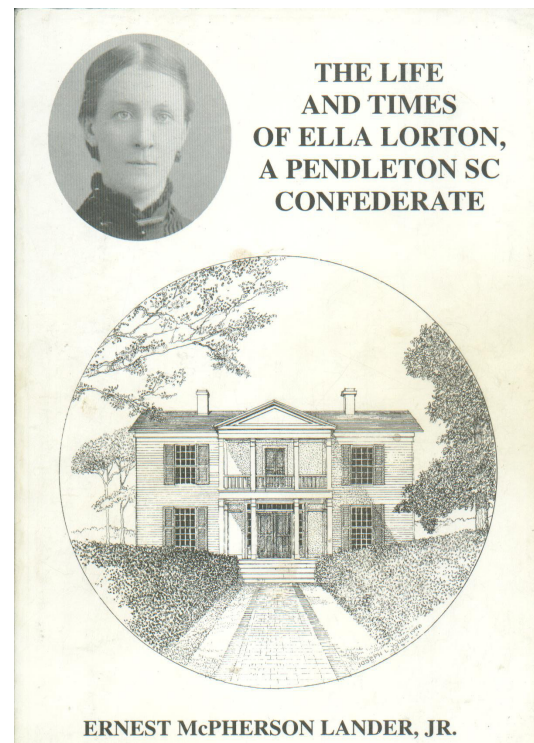
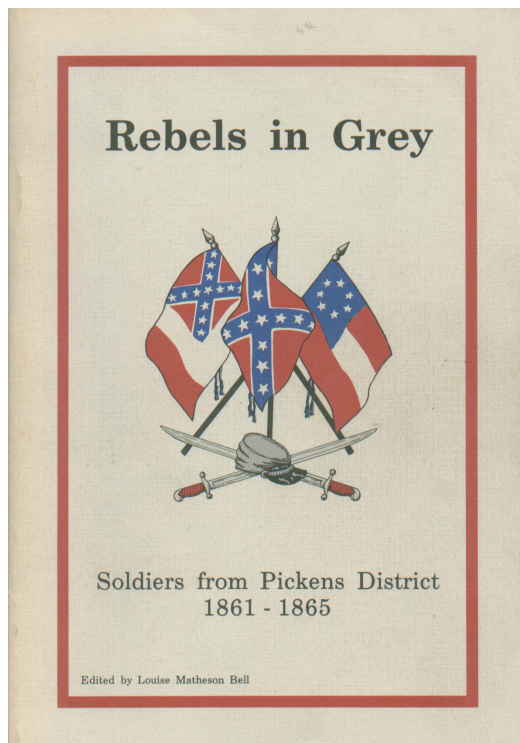
Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

HISTORICAL BACKGROUND



Significant information about the lives of these early can be obtained in publications at the Oconee County Library. Also, headstones of the Livingston and Stribling families are in the old cemetery in Seneca. Through this information, you can piece together the overall time line of the lives of the early residents of the property.





Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina



Number 16

THE LIVINGSTONE-STIBLING HOUSE

(210 South Townville Street)

DATE OF CONSTRUCTION

1885.

NOTEWORTHY FEATURES

"This house is a splendid example of late 19th-century domestic architecture. It is so similar to the Glasier [#4] and G. W. Gignilliat [#9] houses on West South 1st Street as to be readily confused with them--in fact, suggesting construction dates less than a decade apart. In addition to the porch posts and the spindled valance of the Gignilliat House, this house has a scroll work 'fringe' of great charm which is to be seen on the upper porch of the Abbott House on North 1st Street of a similar date (1887). An oddity of this house is that it faces North, at a right angle to Townville Street and away from the adjacent South 3rd Street, which suggests that it must have had more lawn and an entrance drive toward South 2nd Street. Dr. Stribling was one of the early medical doctors of Seneca."--V.S.H.

This house is rumored by old-timers to

have replaced an earlier house that burned around 1880. The possibility exists that the summer kitchen to the south may have survived the fire; and the site atop one of Seneca's pristine hills might explain the north facing. There were no other houses on this block before 1900. The sale plat for the initial city, marked off in lots for sale, shows no evidence of existing property at that time, however. Notice the Victorian chimney and the well house between the house and summer kitchen. A recent owner covered the house with vinyl siding. Present owners restored the house to its fine appearance in 2000.

CURIOSITIES

The view toward town is one of the finest in all Seneca, and must have been marvelous from the original house, unimpeded by other houses. Walk down the hill toward town and imagine a century ago. The woodwork of the entrance rooms and staircase is a joy to behold.





Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

NARRATIVE HISTORY:

The following is a combination of information I have read, stories and recollections I have heard, and bits of information I have pieced together over the years.

The Livingston-Stribling House was built in 1885 by J. W. Stribling, who moved his family to Seneca so his children could go to school here. I believe he had five children. They moved here from the Pendleton area where they owned a plantation. J. W. has been a colonial in the Civil War, served in the South Carolina Senate and made many civic contributions to Seneca. He was the editor of the newspaper among many other services he made to the community. Descendants of the family lived in the home for nearly 100 years.

They included:

Whitener K. Livingston (Son of J. W. Livingston)

Dr. Joseph S. Stribling (Son-in-law of James W. Stribling)

Dr. Stribling had an office in what is now the Master Bedroom. This office had a small porch entrance that was assessable from the Townville Street. This small side porch is now the Master Bedroom Closet. Many old time residents of Seneca have told me that they remember hearing their parents or grandparents talk about coming to this office for treatment. Sara Waikart, grand-daughter of J.W. Livingston told me she was born in the downstairs bedroom. Early records indicate that there was a house on the site that burned in 1880. The present summer kitchen may have been a kitchen for the first house. I have been told by old-timers that the summer kitchen was one of the oldest structures in Seneca. I have also been told that at one time it sat further back on the property and was later moved closer to the main structure. It is likely that the porches were added to connect the structures and to make it convenient to access the well, which is under the West-facing porch. These porches were later enclosed and eventually became the breakfast room and back entry. All other covered porches are as they would have been constructed originally, with the exception of newer porch floor decking and modified bases for the columns.

My neighbor, Mrs. Waikart, who has since passed on, was the granddaughter of Mr. Stribling. Over the years I knew her, she told me bits and pieces of information about the house and things she remembered. She mentioned that there was always a garden on the east side of the kitchen. This is the natural place for a kitchen or herb garden. She also mentioned that the family usually had a milk cow that in the alley space by the barn. They also had chickens.

The way the yard is terraced around the northwest corner of the house may indicate that this was once a roadbed. Abandoned concrete steps once stepped from the west facing porch directly from the west facing exterior door (from the alcove). It is likely that the carriages were brought to this step to pick up the ladies. If so, the linear diagonal sidewalk (now gone) would have been added later. The new sidewalk was revised to compliment the landscaping in 2015.

In the 1980's the house was purchased by Dr. Scott Moore and his wife Sally in the 1970's. They owned it for about a decade. The Moore's made several upgrades, most of which were revised later. Sally Moore had the garden wall along the South 3rd side of the property removed so her children could slide down the hill. Following that, Cheryl Chastain and later Harold K. Smith owned the house briefly.

Fred and Lori Sons, who have executed an extensive and authentic historical renovation, purchased the house in 1984. They raised their three daughters in the home.

The renovation has been executed in accordance with the Secretary of State's Guidelines by the Restoration of Properties on the National Register of Historic Places.

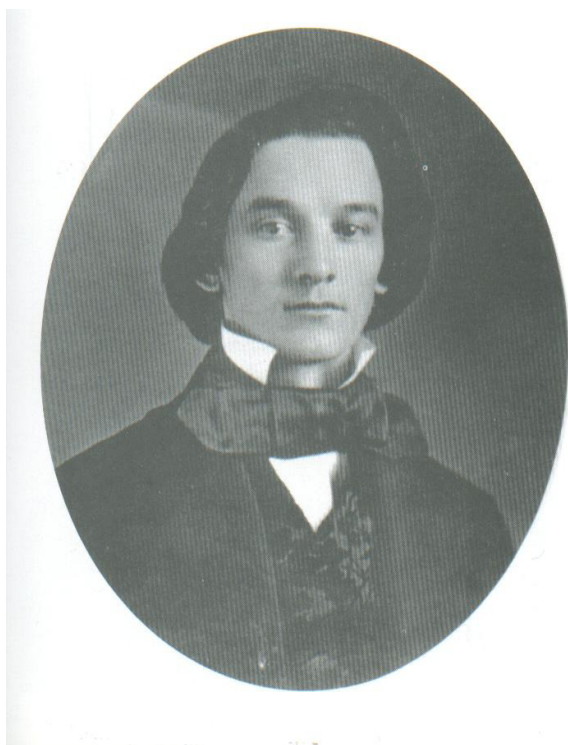




Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

LIVINGSTON FAMILY HISTORY



J. W. Livingston



Clara Kilpatrick Livingston





Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

NATIONAL REGISTER DOCUMENTATION

District # 3
Congressman William Jennings Bryan Dorn

Theme # 7
America at Work

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	South Carolina
COUNTY:	Oconee
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

DEC 31 1974

1. NAME	
COMMON:	Seneca Historic District
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: Corner Poplar and South First Street to corner of South First and Oak; South on Oak to South Second; East on (See Continuation Sheet)			
CITY OR TOWN: Seneca			
STATE	CODE	COUNTY:	CODE
South Carolina	045	Oconee	073

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Yes: <input checked="" type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <u>Comments</u> RECEIVED JUN 1 1974 NATIONAL REGISTER

4. OWNER OF PROPERTY	
OWNER'S NAME:	Miscellaneous
STREET AND NUMBER:	
CITY OR TOWN:	Seneca
STATE:	South Carolina
CODE	045

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC:	
Oconee County Courthouse	
STREET AND NUMBER:	
Main Street	
CITY OR TOWN:	Walhalla
STATE:	South Carolina
CODE	045

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY:	
Inventory of Historic Places in South Carolina	
DATE OF SURVEY:	1973
<input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS:	
South Carolina Department of Archives and History	
STREET AND NUMBER:	
1430 Senate Street	
CITY OR TOWN:	Columbia
STATE:	South Carolina
CODE	045

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY





Livingston - Stribling House
210 S. Townville Street - Seneca, South Carolina

South Carolina



Department of Archives & History

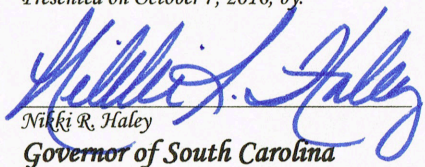
This certifies that
Livingston-Stribling House
Seneca Historic District

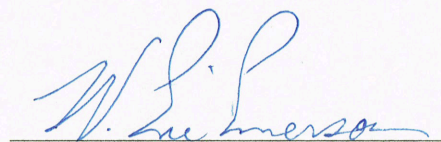
was entered in the

National Register of Historic Places

on December 31, 1974, by the
United States Department of the Interior under provisions of the
National Historic Preservation Act of 1966.

Presented on October 7, 2016, by:


Nikki R. Haley
Governor of South Carolina


W. Eric Emerson
State Historic Preservation Officer





Livingston - Stribling House

210 S. Townville Street - Seneca, South Carolina

UPGRADES & CURRENT CONDITION

EXTERIOR

New roof (2006)
Reconstruction and re-pointing of chimneys
Lighting rod system
Deck reconstruction and addition of new decks
Reconstruction of portions of front porch
Window reconstruction where needed
Painting
Restoration of stained glass
Reconstruction, pointing and capping of chimneys

INTERIOR

New building systems
 Electrical - 200 amp panel in pantry, new wiring
 Mechanical - 2 5 T units - gas - split system
Plumbing - Copper supply lines, Waste is plastic and some old cast iron
Reconfiguration of floor plan to modernize bathrooms and kitchen. These modifications included removal of several sections of walls, (most of which had been clumsy additions), creating a closet in one upstairs bedroom, and opening up the breakfast area to the kitchen. Additional storage was created with cabinets and bookcases.
Restoration of all windows
Restoration of all plaster
Restoration of all bead board - including stripping old finishes
Restoration of original doors
Repair and refinishing of all heart pine flooring
Installation of new fixtures, appliances
Installation of gas fire logs in central fireplace (all others closed up)
Installation of cabinetry and built-in shelving systems
Insulation
Freshly painted in most areas

The renovation has been executed in accordance with the Secretary of State's Guidelines by the Restoration of Properties on the National Register of Historic Places.

