

Camden Historic Landmarks Commission (CHLC)

Regular Meeting Minutes

Tuesday, July 7, 2015

5:00 PM

City Hall

PRESENT

Allen Roberts, Chairman
Ben Schreiner, Vice Chairman
Mary Foster Cox
William “Rusty” Major
Shawn Putnam (staff)
Amy Stenger (staff)

ABSENT

Donna Freyer
Norma Young
Nancy Wylie

GUEST(s)

Brenda Barker, Karin and Austin Jenkins, Howard Wallace (Sassafras Landscapes), Mike and Laurel Simmons, Karen Burdette

1. CALL TO ORDER

A quorum being present, Chairman Allen Roberts called the meeting to order at 5:00 p.m.

2. APPROVAL OF MINUTES

Misspellings of the words “Major” and “Chesnut” were addressed in the minutes. Chairman Roberts called for a motion of acceptance for the June 2nd, 2015 Regular Meeting Minutes. Commissioner Schreiner made a motion, seconded by Commissioner Cox, followed by discussion, to approve the minutes of June 2nd 2015 as amended. The motion carried unanimously.

3. REVIEW OF CERTIFICATE OF APPROPRIATENESS:

(Detailed information pertaining to COA reviews is available through the Building Department and the CHLC)

A. COA APPLICATIONS FOR COMMISSION REVIEW

13.15

- **1408 Lyttleton Street**

Owner: Brenda Barker

Project Description: Replace roof over porch on south side of house with same roof located on the front of the house. Enclose the porch with mesh screening.

- **Presentation of Project**

Staff member Shawn Putnam provided a report summarizing the COA. He stated that the porch on the side has a trellis type roof and will change that to match the roof on the front porch and screen in the side porch. Commissioner Cox verified that the pitch on the

porches will not match: the pitch on the roof over the porch will be flatter. Homeowner Brenda Barker further explained her application by verifying the conditions of her home compared to what she wants her home to look like. Chairman Roberts and Commissioner Schreiner visited the site prior to the meeting and stated that it would be a nice improvement.

- **Motion**

Commissioner Major made a motion, seconded by Commissioner Schreiner, followed by discussion, voted to approve the COA #13.15 – 1408 Lyttleton Street – with the following modifications and recommendations: replace roof over porch on south side of house with same roof located on the front of the house. Enclose the porch with mesh screening, as presented in the COA. The motion carried unanimously.

20.15

- **614 and 618 Laurens Street**

Owner: Karin Austin Jenkins

Project Description: Create an outdoor living space with three elements: patio, sea wall, and fireplace.

- **Presentation of Project**

Landscape architect Howard Wallace stated that he is working on the outdoor porch at the Jenkins residence. He said that most of the work Sassafras Landscaping does is from a historical perspective. He has done many landscape jobs in Columbia, at Universities, historical buildings and has completed several projects in Camden. He stated that the property has challenges due to slope and drainage therefore retaining walls will be installed. The outdoor space has 5 entrances and will be built with handmade brick, laid in a somewhat complicated brick pattern. Blueberry hedges will be planted around the property. An outdoor fireplace that can be used for cooking will be installed. It will have an iron arm that can swing out, preventing the user from having to reach inside the oven. Commissioner Schreiner encouraged the home owners to look at a picture of what a true historic oven looks like, as his was known to make wedding cakes in Kershaw County. Commissioner Major stated that this is one of the most comprehensive COAs to come before the Commission. Shawn Putnam stated that the home owners had already began the construction process because there was confusion about whether or not a COA application as needed. The homeowners quickly stopped once they were notified of the mandate to come before the Commission. Shawn stated, and Chairman Roberts agreed, that the process would be clarified internally.

- **Motion**

Commissioner Major made a motion, seconded by Commissioner Cox, followed by discussion, voted to approve the COA #20.15 – 614 and 618 Laurens Street – with the following modifications and recommendations: Create an outdoor living space with three

elements: patio, sea wall, and fireplace, as presented in the COA. The motion carried unanimously.

21.15

507 Laurens Court

Owner: Mike and Laurel Simmons

Project Description: Demolish addition on rear of house

- **Presentation of Project**

Staff member Shawn Putnam stated that the application proposes to demolish the addition at the rear of the house. The original structure was built in 1930. It is unclear when the addition was put in, but it does not contribute to the historic nature of the house. The roofline on the addition is different from the original structure, windows are not properly proportioned, and the brick does not match. In addition to that, the addition is in very bad condition due to water and termite damage. The Simmons are only requesting demolition at this time. Owner Mike Simmons explained that he bought the house about 4 years ago because he loves the way it looks. He works for a construction company. Commissioner Cox said she has been in the house and agrees that the addition is in bad shape. He has looked at the project from many different angles and feels that there is no way to properly fix the addition, it needs to be demolished.

- **Motion**

Commissioner Major made a motion, seconded by Commissioner Schriener, followed by discussion, voted to approve the COA #21.15 – 507 Laurens Court – with the following modifications and recommendations: Demolish addition on rear of house, as presented in the COA. The motion carried unanimously.

#22.15

- **171 Chesnut Street**

Owner: Ronna Creed

Project Description: Repaint house after installing new siding and windows.

- **Presentation of Project**

Karen Burdette explains that the mustard color on the house currently is just the primer. They will paint over the primer with a paint color call oyster shell. The door and trim will be painted as well. All colors are found on the Sherwin Williams Charleston Color Palette.

- **Motion**

Commissioner Cox made a motion, seconded by Commissioner Schreiner, followed by discussion, voted to approve the COA #22.15 – 171 Chesnut – with the following modifications and recommendations: Repaint house after installing new siding and windows, as presented in the COA. The motion carried unanimously.

B. STAFF APPROVED COA APPLICATIONS

No staff approved COA applications were discussed.

C. INTERIOR CHANGES

#4.15

- 1709 Sarsfield
Owner: Jim and Elizabeth Shaw
Renovated bathroom

Motion: Commissioner Major made a motion, seconded by Commissioner Cox, followed by discussion, to enter into the record the approval 1709 Sarsfield Interior Change Application to tear out cabinets/demo. Motion carried unanimously.

4. MEETING TIME / DATE DISCUSSION

Chairman Roberts thanked Mary Foster Cox for coming tonight, she made the quorum. Commissioner Cox advised the Commission not to change the meeting time for her because she is hoping the Commission will accept her resignation. She is willing and available to come to the August meeting. The meeting time will remain at 5:00pm. The Commission stated that all positions are expired and will be revisited.

5. ADJOURN

Commissioner Schreiner mentioned that he would like to have an “Unfinished Business” category listed on the agenda. This is a place where unresolved issues are listed until they are resolved. For example, this is where tabled COAs are listed. Also in Old Business, should be discussion on tweaking the COA process so that situation like the Jenkins, who did not know a COA was necessary, do not come up again.

The Commission made it clear that they would be happy to meet sooner than their next scheduled meeting to expedite the COA for a sign at 1307 North Broad Street. They realize that not having a sign is detrimental to the business.

Commissioner Schreiner would like to discuss the Commission’s ability to amend and modify the Design Guidelines. Specifically, he would like to add brick repointing and pools to the guidelines. (Example: Holly House Hotel and pool approved at previous meeting at 1821 Brevard Place).

Shawn Putnam stated that the ordinance gives him the authority to approve applications that request regular maintenance and repair that do not change the appearance of the structure. After meeting and talking with the contractor and going over relevant sections of the guidelines, Shawn felt comfortable giving approval to this application. Putnam stated that he does not recall the guidelines could not change. Revisions of the Design Guidelines will be added to the agenda

under Unfinished Business. Commissioner Cox suggested these things are discussed outside of meeting because they are lengthy.

A motion was made by Commissioner Major, seconded by Commissioner Cox, to adjourn the Camden Historic Landmarks Commission Meeting at 5:50 p.m. The motion carried unanimously.