



CAMDEN HISTORIC LANDMARKS COMMISSION

AGENDA

Thursday, August 12, 2025 • 6:00 PM

City Hall

1. _____ Call to order
2. _____ Approval of agenda
3. _____ COA/Bailey Bill Application Reviews

Applications for Commission review

#12.25: 1709 Lyttleton Street – Install fence in front yard

Bailey Bill Applications

- 511 Rutledge Street

Staff approved COA applications

#11.25: 313 Greene Street – Install pool, pump house and porch extension in rear yard

4. Old Business
5. New Business
6. _____ Adjourn

Anyone having questions about the content of the agenda should contact Shawn Putnam at 803-432-2421. Anyone needing assistance due to sight impairment hearing impairment, or disability should contact Shawn Putnam at 432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.



Historic Landmarks Commission

Application for Certificate of Appropriateness

Property Address: 1709 Lytleton Street

Type of Review: ☐ Alterations/Additions ☐ New Construction
☐ Repair/Repainting ☐ Demolition
☐ Signage ☒ Other (wall, fence, etc.)

Property Owner: OLPH Catholic Church Phone Number: _____

Property Owner's E-Mail Address: _____

Applicant: Anne Dawkins Phone Number: 803-647-1591

Applicant's Mailing Address: _____

Applicant's E-mail Address: anne@ryanbrower.net

General Description of Proposal: Install fence in front yard of property
~ 45' x 30' in area. Fence will be black metal fence
4 feet in height.

List of Submission Materials (See Submission Materials Checklist): _____

Applicant's Signature: _____ Date: _____

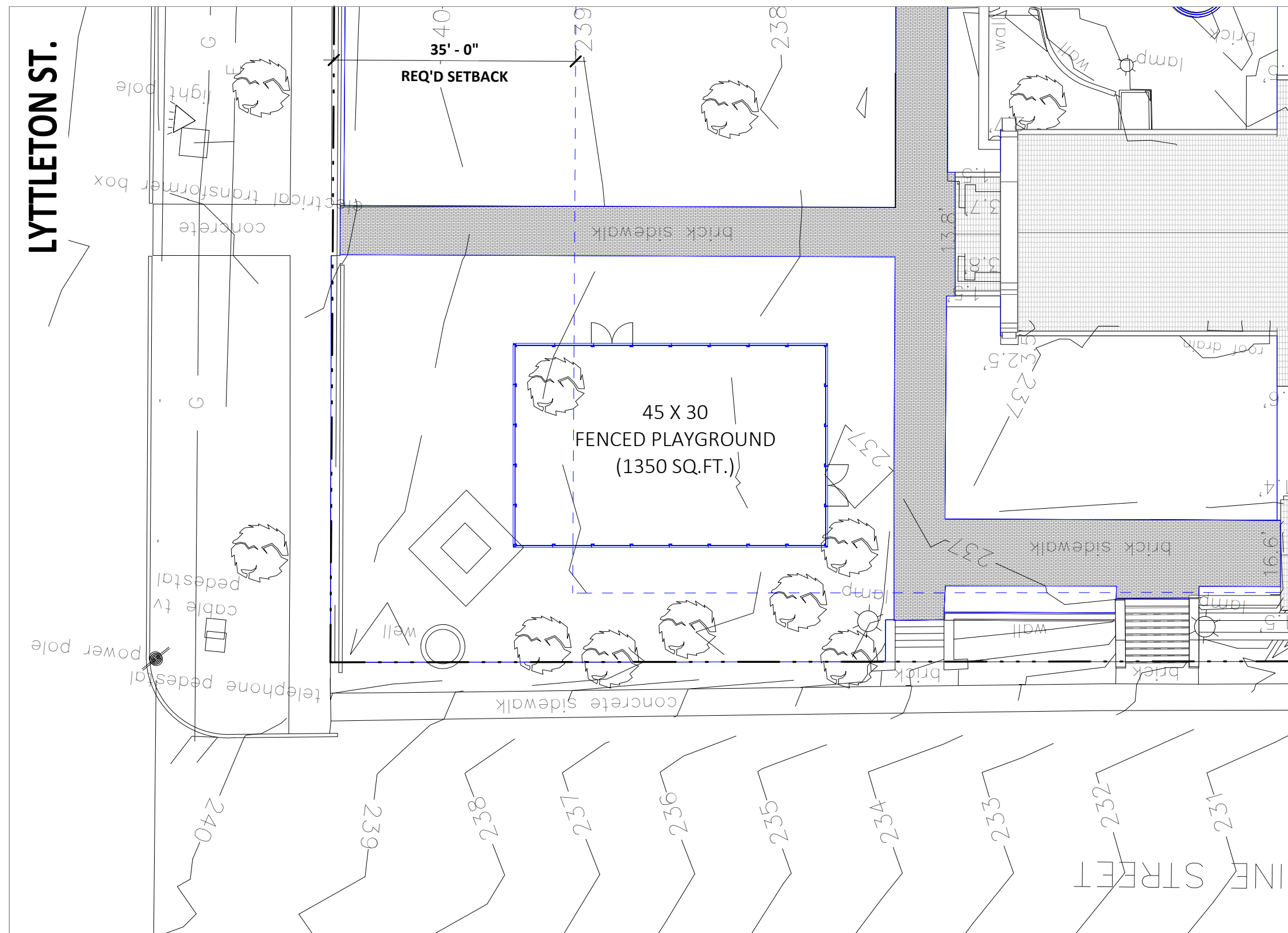
Owner's Signature (if not Applicant): _____

Co-Owner's Signature (if not Applicant): _____

The above signatures certify that the information in this application is accurate and complete, that the city may copy any drawings and materials necessary for review, and that pursuant to Section 6-29-1145 of SC Code of Laws this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this activity.

FOR STAFF USE

Application #: 12.25 Tax Map #: _____ Zoning District: R-15
Review Type: ☐ Staff ☒ Commission Meeting Date: 8/12/2025
MAJOR Project ☒ MINOR Project _____





Historic Landmarks Commission

BAILEY BILL HISTORIC PROPERTY REHABILITATION APPLICATION

Property Address: 511 Rutledge Street, Camden, SC 29020
Property Owner: Camden Rutledge Properties, LLC Phone Number: 803-254-0350
Property Owner's Email Address: ned@croslanbarnesgroup.com
Applicant: Ned Barnes Phone Number: 803-254-0350
Applicant's Mailing Address: 6 Calendar Court, Suite 3, Columbia, SC 29206
Applicant's Email Address: ned@croslanbarnesgroup.com
Estimated Project Start Date: 09/02/2025 Estimated Completion Date: 12/01/2025
Fair Market Value of Property: \$ 313,000.00 (Please attach appraisal or other proof of value)
Estimated Project Cost \$ 700,000.00 (Must meet or exceed 20% of the fair market value)

Historic Designation Status

The property must have been granted a historic designation by the City Council. Check all that apply:

- ☐ The property has been designated as a historic property by the City Council
☐ The property is listed on the National Register of Historic Places
☒ The property is located within an area that has been listed on the National Register of Historic Places as a historic district

Attachments

The following information must be submitted along with a completed application:

- ☒ An original signed and completed application
☒ An application fee of \$ 0.00
☒ Plan detailing the proposed Historic Rehabilitation including the following: the areas of the structure or property that are to be rehabilitated; the scope of work to be done; and detailed information on the materials and techniques to be used to comply with the Rehabilitation Standards of the City.

Applicant's Signature: FHC.B. as Manager Date: 7-23-2025

Owner's Signature (if not Applicant): _____

Co-Owner's Signature (if not Applicant): _____

The above signatures certify that the information in this application is accurate and complete, that the City may copy any drawings and materials necessary for review, and that pursuant to Section 6-29-1145 of SC Code of Laws this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this activity.

FOR STAFF USE

Application #: _____ Tax Map #: _____ Zoning District: _____

☐ The work as described in this application and attachments appears to meet the Rehabilitation Standards and would likely receive final approval if completed as described.

☐ The work as described in this application and attachments would meet the Rehabilitation Standards if the Special Conditions on the attached sheet are met.

☐ The work as described in this application and attachments does not appear to meet the Rehabilitation Standards and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature _____ Date: _____

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____ NPS Project Number _____

Property address 511 Rutledge Street, Camden, SC 29020

- 5. Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1	Feature <u>Exterior walls rehabilitation</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Exterior walls comprised of brick, brick covered with stucco, and concrete block covered with stucco. The exposed brick is painted and in good shape. The stucco coating over the brick is cracked or missing from areas. Existing exposed concrete block has signs of cracked grout joint line and water penetration into building.

Photo numbers see photos #1 - #10 Drawing numbers N/A

Describe work and impact on feature

Existing exterior walls to be cleaned, loose material removed and replaced with similar previous material. Areas of water penetration to be sealed. Entire building to be repainted.

Number 2	Feature <u>Front awning and front storefront</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Existing storefront and awning is in good shape.

Photo numbers #11 - #15 Drawing numbers N/A

Describe work and impact on feature

Storefront to be cleaned and front door operation to be worked on.
Awning fabric will be replaced with new.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____ NPS Project Number _____

Property address 511 Rutledge, Camden, SC 29020

- 5. Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 3	Feature <u>Exterior windows</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Exterior windows appear to be original single pane glass set in metal grid frame. Lower panels opens to the outside and are secured when closed with a handle latch. Some of the openings are covered with an opaque plastic panel.

Photo numbers #16 - #21 Drawing numbers N/A

Describe work and impact on feature

Existing opaque panels are to be removed from all openings. Missing glass will be replaced with similar glass panels and frames will be refurbished, cleaned up, and new caulk/sealant around glass panels.

Number 4	Feature <u>Interior front of space.</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Interior of building has been used as previous restaurants for the past several years. Front half of the interior space is set-up for the public dining area and the back half is set-up as the kitchen, storage, and dish-washing area. Overall condition of this area is generally good. Half of the front area consists of original exposed concrete floor, exposed ceiling with original barrel roof steel truss system, wood trusses, and wood 1X decking. The other half of the front area consists of glue-down carpet, lower drywall soffit and ceiling, and wood panel walls with glass panels.

Photo numbers #22 - #39 Drawing numbers D1.0, A1.0, A1.1, A2.1, A4.1

Describe work and impact on feature

The new scope of work is to remove all wall finishes, all flooring down to the existing concrete, all countertops and bar area, all drywall soffit and ceiling, all existing furnishes. The intent is to open the entire ceiling back to original conditions of the building to expose the steel barrel trusses and wood joists. Along with exposing the concrete floor so it can be rehabilitated. The new work will be to revitalize the original ceiling and floor to be uniform throughout the front dining area. Install a new side door. Install a new private dining room, new bar, and new built in booths for dining. Remodeling and refurbishing of the three existing restrooms will also be completed during this phase.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name _____ NPS Project Number _____

Property address 511 Rutledge, Camden, SC 29020

- 5. Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 5	Feature <u>Interior rear of space</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Interior of building has been used as a previous restaurant for the past several years. The back half of the space is set-up as the kitchen, storage and dish-washing area. Overall condition is generally good.

Photo numbers #40 - #50 Drawing numbers D1.0, A1.0, A1.1, A1.2, and the MP&E p:

Describe work and impact on feature

All existing kitchen equipment (except hood system) is to be removed and replaced with new. Existing ceiling to be removed and replaced with new. All HVAC and electrical items above ceiling to be removed. Walls to be cleaned and upgraded with proper wall finishes per code requirements. Floors to be deep cleaned and damaged quarry tile to be replaced. Existing rear door to be removed and replaced with new unit, along with rear landing. Existing roll-up door unit to be removed and new architectural window unit to be installed with pick-up window. Existing interior grease tank to be removed and replaced with larger unit on the exterior.

Number 6	Feature <u>Plumbing, HVAC, Electrical service</u>	Date of Feature <u>1930, c. 1980</u>
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Describe existing feature and its condition

Existing HVAC, plumbing and electrical services for entire building are 20+ years old. Conditions of existing services are poor.

Photo numbers #51 - #55 Drawing numbers P1.1-P1.4, M1.1-M1.3, E1.0-E3.0

Describe work and impact on feature

All existing HVAC equipment to be removed and replaced with new equipment and duct work. Plumbing water service to be upgraded and up-sized to accommodate new building service. This includes a new increased in size water line and a new grease interceptor. Existing electrical service to be upgraded and increased to handle the new equipment. Exterior abandoned electrical meter boxes, conduit and wire to be removed. Exterior water heater room to be removed and replaced with room similar in size for new hot water heater.

511 Rutledge St. - Bailey Bill Photo Album

511 Rutledge	Camden, SC	Existing Photo's
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Photo 1	Photo 2

	
Photo 3	Photo 4

511 Rutledge St. - Bailey Bill Photo Album



Photo 5



Photo 6



Photo 7



Photo 8

511 Rutledge St. - Bailey Bill Photo Album



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

511 Rutledge St. - Bailey Bill Photo Album



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

511 Rutledge St. - Bailey Bill Photo Album



Photo 21



Photo 22



Photo 23



Photo 24

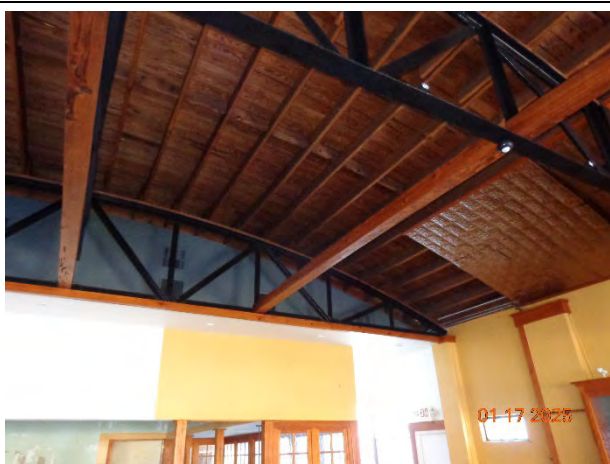


Photo 25

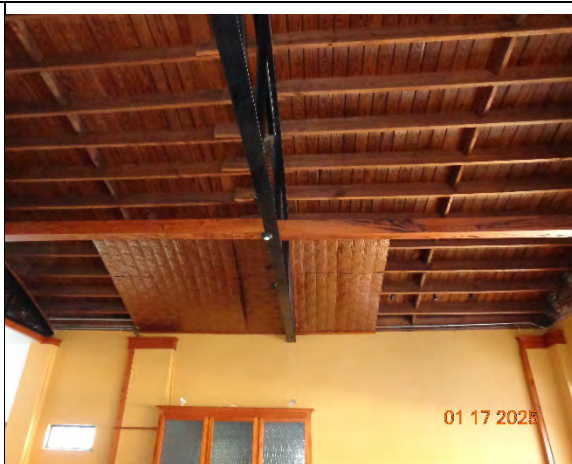


Photo 26

511 Rutledge St. - Bailey Bill Photo Album



Photo 27



Photo 28



Photo 29



Photo 30

511 Rutledge St. - Bailey Bill Photo Album



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

511 Rutledge St. - Bailey Bill Photo Album



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

511 Rutledge St. - Bailey Bill Photo Album



Photo 43



Photo 44



Photo 45



Photo 46

511 Rutledge St. - Bailey Bill Photo Album



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

511 Rutledge St. - Bailey Bill Photo Album



Photo 53



Photo 54



Photo 55



Photo 56