



CAMDEN HISTORIC LANDMARKS COMMISSION

AGENDA

Wednesday, September 8, 2026 • 6:00 PM

City Hall

1. _____ Call to order
2. _____ Approval of agenda
3. _____ Approval of Minutes – June 17, 2026
4. _____ Election of Officers
5. _____ COA/Bailey Bill Application Reviews

Applications for Commission review

Public Hearing on #29.26: 1407 Monument Square – Demolish house

Bailey Bill Applications – 1008 Broad Street

Staff approved COA applications

- #19.26: 202 Greene Street – Re-roof with same color and materials
- #20.26: 1905 Mill Street – Re-roof with same color and materials
- #21.26: 8 Kirkwood Lane – Add fireplace on rear of house
- #22.26: 1710 Fair Street – Foundation repair
- #23.26: 1204 Broad Street – Repaint exterior with same color
- #24.26: 1302 Mill – Replace windows and shutters with same color and style
- #25.26: 8 Kirkwood Lane – Construct pool house in rear yard
- #26.26: 1705 Mill Street – Install fence in side yard
- #27.26: 1410 Broad Street – Re-roof with same color and materials
- #28.26: 123 Union Street – Re-roof with same color and materials

6. Old Business
7. New Business
8. _____ 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 803-432-2421 prior to the date of the meeting so that arrangements can be made to provide the specific assistance required.

Camden Historic Landmarks Commission (CHLC)

Meeting Minutes

Wednesday, June 17, 2026

6:00 PM

Present:

John Boykin

Lisa Long

Mary-Stuart Hardy

Shawn Putnam, Staff

1. Call to order

A quorum being present Mr. Boykin called the meeting to order at 6:00 pm.

2. Approval of Agenda

Mr. Boykin entertained a motion to approve the meeting agenda. Mr. Hardy made a motion to approve the agenda. Ms. Long seconded the motion, which was approved unanimously.

3. Approval of minutes

Mr. Boykin entertained a motion to accept the minutes from the May 12, 2026 meeting. Ms. Long made a motion to accept the minutes and Ms. Hardy seconded the motion, which carried unanimously.

4. Election of Officers

Mr. Boykin entertained a motion to postpone election of officer to the next meeting. Ms. Hardy made a motion to accept the minutes and Ms. Long seconded the motion, which carried unanimously.

5. Review of Certificates of Appropriateness (COA)

A. Commission approved COA applications

#18.26

- **1307 Broad Street**

Applicant: Scott Mechling

Project Description: Install metal fence with brick columns and brick wall.

Motion: Following discussion of the application, Ms. Long made a motion to approve the application for a metal fence with or without a brick wall. Ms. Hardy seconded the motion, which was approved unanimously.

Bailey Bill Application – None

B. Staff approved COA applications

#12.26: 1704 Lakeview Avenue – Replace fence

#13.26: 1037 Broad Street – Replace outside wall on rear of building with fence

#14.26: 1037 Broad Street – Repair roof

#15.26: 1711 Mill Street – Repair windows on front of house and replace windows on rear of house

#16.26: 301 Rectory Square – Re-roof with same color and materials

#17.26: 104 Union Street – Re-roof with same color and materials

Mr. Boykin entertained a motion to enter the staff approved COAs into the record. Ms. Hardy made the motion and Ms. Long seconded the motion, which was approved unanimously.

6. Old business – None

7. New Business – None

8. Adjourn

Motion: Mr. Boykin entertained a motion to adjourn the meeting. Ms. Long made a motion, seconded by Ms. Hardy. The motion carried unanimously and the meeting was adjourned.



Historic Landmarks Commission

Application for Certificate of Appropriateness

Property Address: 1407 Monument Square

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

Property Owner: Albert Hough Phone Number: 843-442-4572

Property Owner's E-Mail Address: _____

Applicant: Same Phone Number: _____

Applicant's Mailing Address: 42 Magnolia Lane, Lugoff, SC

Applicant's E-mail Address: _____

General Description of Proposal: Demolish house

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 #: 29.26 Tax Map #: C284-08-00-064 Zoning District: R-15

Review Type: ☐ Staff ☒ Commission Meeting Date: 9/8/2006

MAJOR Project ☒ MINOR Project _____

Demolition Request 1407 Monument Square

The house at 1407 Monument Square (at one time known as Rose Cottage) was constructed in 1831 and was used as a schoolhouse for the children of Dr. Isaac Brownfield Alexander (1812-1884) and his wife Elizabeth Gilman. A hall and three more rooms were added to the original house ca 1881 by Dr. I.H. Alexander. The house remained in the Alexander family until around 1919.

The structure has deteriorated to the point where the City has declared it an unsafe structure and unfit for human habitation pursuant to section 109 of the International Property Maintenance Code (IPMC). The roof on the house is compromised resulting in water intrusion. Many of the windows have glass panes missing resulting in further water intrusion. Most of the rear of the house has collapsed. It has become a nuisance to the surrounding area and is considered a danger to anyone that might attempt to go inside. The condition of the house is degraded to the point where renovating it is not economically or structurally feasible. The City has ordered the structure be demolished pursuant to its authority under section 111 of the IPMC.



















August 4, 2026

To Whom It May Concern,

Enclosed you will find the Bailey Bill application for the current building of Camden Jewelers located at 1008 Broad Street.

In addition to the quotes enclosed, we also plan other work such as new front and back awnings, new AC unit, plus remodeling of interior spaces (new ceiling, removal of peg board, and new lighting, just to name some).

Please reach out if you have any questions or require additional information.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Linda H. Rodgers".

Linda H. Rodgers

Camden Jewelers
1008 Broad Street
Camden, SC 29020

(803) 432-4512





Historic Landmarks Commission

DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.

Architectural feature_ Approximate date of feature_____ Describe feature and its condition New roof Photograph No._____ Drawing No.____	Describe work and impact on feature see attached
Architectural feature_ Approximate date of feature_____ Describe feature and its condition New flooring Photograph No._____ Drawing No.____	Describe work and impact on feature see attached
Architectural feature_ Approximate date of feature_____ Describe feature and its condition New glass on display cases Photograph No._____ Drawing No.____	Describe work and impact on feature see attached
Architectural feature_ Approximate date of feature_____ Describe feature and its condition New AC Unit New front and back awnings New lighting Photograph No._____ Drawing No.____	Describe work and impact on feature TBD

SC - FLAT GLASS
CENTURY GLASS
4059 BROAD RIVER ROAD
COLUMBIA SC 29210
(803)256-8134
Tax# 93-4807528

Quote: 19-5303
Date: 10/03/2025

Customer

BECKY DENNIS ROGERS
1008 BROAD ST
CAMDEN SC 29020

H (803)432-4512

Csr: DPATTEN Tech: PO Terms: C.O.D

Qty	Part / Description	Item Total
1.00	(9) Jewelry Cases	976.50
1	LABOR - Measure, Cut, Install	720.00

Job Site: Measure, Cut, Install 9 Jewelry Case Glass

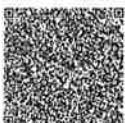
Tax Info: SC 58.59
KERSHAW 19.53

Signature _____

<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
78.12	1,774.62	0.00	1,774.62

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Pay Now



The Carpet Shoppe Of Columbia, Inc
 1061 Sparkleberry Ln. Ext. Ste. K
 Columbia, SC. 29223
 Phone :803.788.6090 Fax :803.788.6082
 Email :thecarpetshoppe@aol.com

Estimate

Date	Estimate #
8/4/2026	4221

Name / Address
CAMDEN JEWELERS LINDA RODGERS (803)-427-2723

Rep

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Description	Yards/Ft.	Per Yd./Ft.	Total
1008 BROAD ST. CAMDEN			
CARPET TILES SHAW: TERRENA	672	3.44	2,311.68T
COLOR: TO BE DETERMINED			
INSTALLATION	672	0.85	571.20
TEAR-UP/DISPOSAL FEE/FLOOR PREP	672	0.56	376.32
STEPS-INSTALLATION	1	150.00	150.00
COVE BASE COLOR: BLACK	275	1.50	412.50T
COVE BASE INSTALLATION	275	1.50	412.50
		Sub Total	\$4,234.20
		Sales Tax (8.0%)	\$217.93
		Total	\$4,452.13

ESTIMATE

AUG 04, 2026

Project #433

LYONS
CONTRACTING & CONSULTING



1008 Broad St
Camden, SC
29020

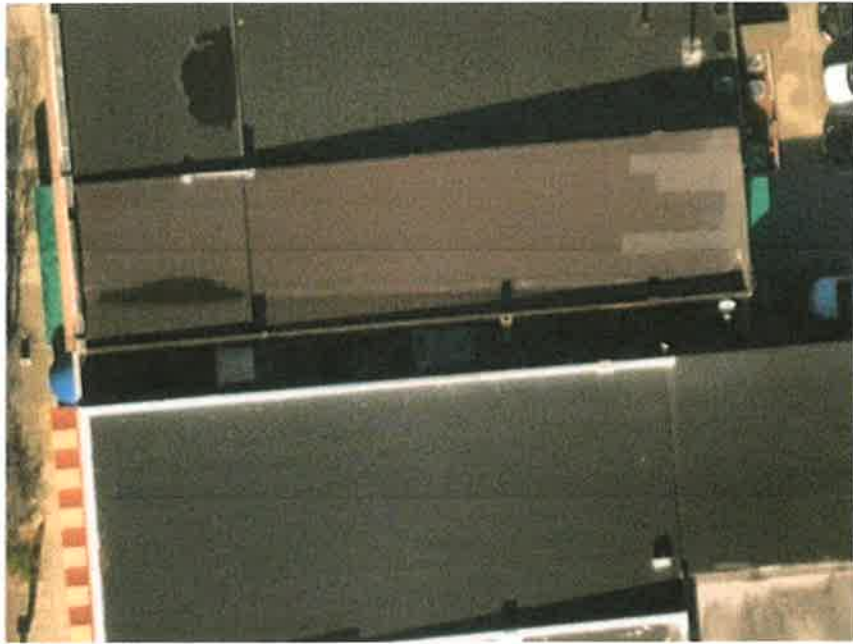


We can help you with

Roofing - Siding - Solar - HVAC
Residential & Commercial

Info@lyons-contracting.com
1-833-LYONSCO

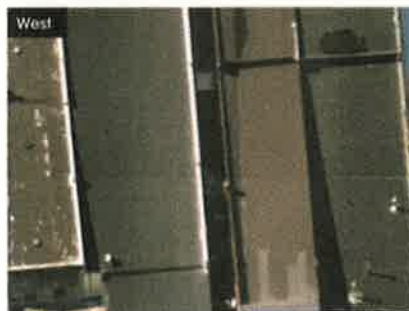
DIMS



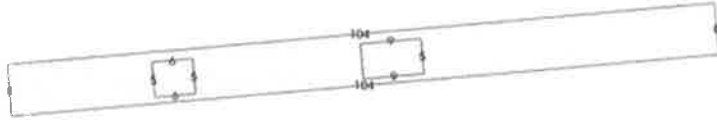
OVERHEAD



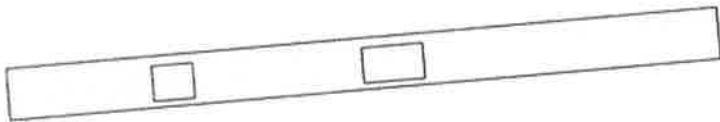
SIDE VIEWS

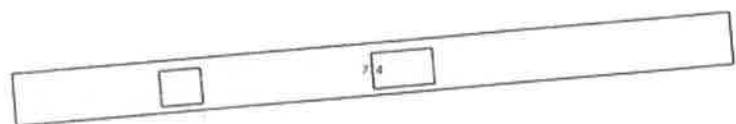


LENGTHS IN FEET



SLOPE/PITCH IS 1/12





1/12 PITCH ROOF SYSTEM

House - Shingle Roof System - Details of roof installation is as follows:

Item

ROOF PREPARATION (REMOVAL/TEAR OFF)

Remove the existing shingles along with current roof system down to the decking

ROOF DECKING

Re-nail loose wood. Any bad/rotten wood discovered will be replaced at \$85/Sheet (2 Sheets are included in this price)

ICE & WATER BARRIER

Self-adhesive underlayment applied along eaves and valleys protecting vulnerable areas on a roof from ice and water damage

SYNTHETIC UNDERLAYMENT

Installed directly on the roof deck providing a secondary layer of protection from the elements, including rain, snow, and wind

DRIP EDGE FLASHING

Metal flashing installed at the edges of the roof to help control the flow of water away from the fascia preventing rotting

STARTER STRIP

Long, narrow shingles installed along the edges of the roof creating a watertight seal and prevents shingle uplift and blow-off

3 Ply modified bitumen roof system

STEP FLASHING

L-shaped metal flashing installed under shingles against walls ensuring that water flows away from the wall

STANDARD VENTS

Circulates air through attic, keeping moisture from settling in and being absorbed by insulation and framing

PIPE FLASHING

A type of flashing boot installed around the base of plumbing pipe vents and other roof penetrations to waterproof them

COUNTER FLASHING

Additional flashing installed over top of areas where the roof meets a masonry wall

CLEAN UP AND DISPOSAL

Clean up and remove all job-related debris. Magnet sweep site for nails

Continuiuos onsite management and QC throughout

Quote subtotal \$12,563.00

Total \$12,563.00