CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **March 6, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members Mrs. Abbott, Ms. Pierson, Mr. Barnes-Young, Dr. Taylor, Mrs. Brasington, Mr. Houle, and Mr. Wensink as well as Planning Director Ms. Rock.

Ms. Pierson called the meeting to order at 5:32 p.m.

Mrs. Brasington made a motion to accept the minutes from the February 6, 2017, meeting as presented. Mrs. Abbott made the second. The motion carried unanimously.

Expansion of the Districts: Ms. Rock presented the Commission with the following items it requested from staff: state nomination forms, city brochure on historic district, form for homeowners and commissioners to complete on each home, talking points, list of owners of the properties on Oak and North Streets, and the benefits of being in the district. She said that Council received Ms. Pierson's letter about the project, and she suggested they talk to council members individually as well as collect signatures of homeowners who would like to expand the district for support in the effort. Mr. Wensink requested a sample completed nomination form. The Commission discussed the areas that would be covered and what houses would be skipped because of the more modern structures. Members divided up the list of owners to approach and will come back in April with an update on their progress.

New Business: Ms. Pierson said that the Historic Preservation newsletter mentioned the state was accepting nominations for awards. She said she felt the Hobbs project at the corner of Cashua and Spring Streets would be good to nominate next year once he is complete with the house and landscaping. .

The next meeting of the Historical Landmarks Commission will be at 5:30 p.m. in Council Chambers at City Hall, 400 Pearl St., on March 20 to review two Certificates of Appropriateness.

The meeting adjourned at 6:11 p.m.

CITY OF DARLINGTON
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MEETING MINUTES

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Ms. Pierson called the meeting to order at 5:32 p.m.

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The meeting adjourned at 6:11 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **March 20, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Ms. Pierson, Mr. Barnes-Young, Dr. Taylor, Mrs. Brasington, Mr. Houle, and Mr. Wensink; Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey; and applicants, Mr. Doyle and Mr. Gunter.

Ms. Pierson called the meeting to order at 5:31 p.m.

Dr. Taylor made a motion to accept the minutes from the March 6, 2017, meeting as presented. Mrs. Brasington made the second. The motion carried unanimously.

Item # 1 (Case 02/28/17-1) Property of Kevin Doyle. The owner applied for a certificate of appropriateness to construct a wooden storage building behind the house, install an 8-foot privacy fence along the back of the property, and replace architectural shingles with original metal roofing. Mr. Doyle asked to withdraw his application for the metal roof and instead replace the roof with the same color and kind of shingles currently on the house. He is in the process of repainting the house right now as well. He said he purchased an adjacent property that is not in the district and wishes to connect the two with a privacy fence to block the view of Darlington Avenue. This would make his property L-shaped. He plans to build a dog-eared basic privacy fence that can be seen along Darlington Avenue only along the entire length of his adjoining properties (275 feet) at six or eight feet in height to stay consistent. Currently part of this has a chain-link fence material, which would be removed. His ultimate goal is to build a mother-in-law suite on that adjoining property. Mr. Doyle also requested constructing a wooden storage building, painted to match the house, angled off the kitchen to shorten the backyard and create a courtyard. The building would be 12 x 24 with double doors at one end and two windows and a regular door on the side with shingled roof to match the house and an A-frame gable. This would not be visible from the street. Mrs. Brasington made a motion to approve the request for fencing along the back, an A-frame gable storage wooden storage building behind the house, and architectural shingles for roof replacement. Mrs. Abbott made the second. The motion carried unanimously.

Item # 2 (Case 02/28/17-2) Property of Norma B. & Jerry L. Gunter. The owner wishes to construct a storage building behind the house. Mr. Gunter said he is proposing a similar project to Mr. Doyle. He wants to have a storage building constructed behind his house to match the style of the house and neighborhood. The house faces Cashua, and the building a 12 x 16 or 10 x 24 would have architectural shingles matching the kind and color of the house. Mr. Gainey said he has reviewed Mr. Gunter's plans and the setbacks shown here look good. Dr. Taylor made a motion to approve Mr. Gunter's plans for a 12x16 or 10x24 wooden storage building with architectural shingles to match the house. Mr. Wensink made the second. The motion carried unanimously.

The next meeting of the Historical Landmarks Commission will be at 5:30 p.m. in Council Chambers at City Hall, 400 Pearl St., on April 3.

The meeting adjourned at 5:59 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **April 3, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Mr. Barnes-Young, Dr. Taylor, Mrs. Brasington, Mr. Houle, and Mr. Wensink; and Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey.

Mr. Houle called the meeting to order at 5:30 p.m.

Ms. Abbott made a motion to accept the minutes from the March 20, 2017, meeting as presented. Dr. Taylor made the second. The motion carried unanimously.

Beautification Stop Sign Project. Ms. Rock presented a design for updating the poles for stop signs near the Public Square, specifically at Exchange Street and the Square and at Cashua Street and the Square. The Beautification Board has recommended the project and approved funding for it. The Commission said they were pleased with the design choices.

Expansion of the Districts. Mrs. Brasington said she has gotten four of the five signatures on her list of property owners and added that handing them the "10 Reasons" and other materials helped. Mr. Wensink said he spoke with Mr. Galloway who seemed open to the expansion but has not signed yet. Mrs. Abbott said she had three sign and three left to contact. Mr. Wensink suggested using the online Census from 1930 to name the houses in the expanded areas if there was not a known name for the house. The Commission has gathered nine signatures of the 31 houses in the expansion area.

New Business. Ms. Rock said she had a new application for a Certificate of Appropriateness, and the person could not meet during the Commission's regular May meeting. She suggested moving the date to April 24 to avoid having so many meetings back to back. Mr. Wensink made a motion to move the next meeting of the Historic Landmarks Commission from May 1 to April 24 at 5:30 p.m. in Council Chambers at City Hall, 400 Pearl St. Mrs. Abbott made the second. The motion carried unanimously.

Old Business. Mrs. Brasington said she had a person interested in serving on the Commission (Kathy Howle) and that she would like to be reappointed for another term.

Ms. Rock made a last call for Commission members interested in the State Historic Preservation Conference on April 21. The event would count as training, and the City would pay for the registration. Mrs. Pierson has already signed up to attend. Ms. Rock also noted that she would send out an online survey to schedule annual training as required.

The meeting adjourned at 6:02 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **April 24, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Dr. Taylor, Mrs. Brasington, and Mr. Wensink; and City Manager Howard Garland, Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey. Guests included John and Frances Wells, Bryan and Patricia Hobbs, and Councilman Gardner.

Mrs. Pierson called the meeting to order at 5:37 p.m.

Mr. Wensink made a motion to accept the minutes from the April 3, 2017, meeting as presented. Dr. Taylor made the second. The motion carried unanimously.

Item # 1 (Case 04/03/2017) Property of John M. Wells Jr., located at 126 Sanders St.: Mr. Wells requested to construct a 10' x 16' wood storage building with shingles painted to match the house, white with gray trim. The building will replace a dilapidated metal building on the lot. Ms. Abbott made a motion to approve the application. Mr. Wensink made the second. The motion carried unanimously.

Item # 2 (Case 04/06/2017) Property of Bryan B. & Patricia W. Hobbs, located at 301 Cashua St.: Mr. Hobbs presented his plans for an outbuilding, fencing, and landscaping on his property. He has submitted these plans to the State Historic Preservation Office and awaits final approval from that office before proceeding. The outbuilding would be like one that would have been present in the late 1800s, a rebuilt outhouse. The wood on the front and one side will be the same wood from said structure and the other sides will be constructed of other old wood. It will have the same red asphalt shingles as the original and tie in with the picket fence to form a kitchen garden. One portion of the yard will be segregated by a 5-foot black chain link fence similar in style to the one directly across the street (209 Cashua St.). The fence will be back from the road and covered with vegetation, but it is needed to contain dogs and not hide the house. Ms. Abbott said she did not object to the black chain link with the plantings because it was not right on the street. Mr. Wensink said that would be three different types of fencing in all, picket, black chain link, and privacy fence. Mr. Hobbs said the idea was to have folks see the picket fence and have the rest fade into the background behind shrubbery. He suggested caps for the privacy fence to add decoration. Mrs. Abbott said there was traditionally spacing between the boards. Mr. Hobbs said the picket fence or garden fence would be shorter and that the existing fence is hog wire with 4x4 posts. Mrs. Abbott said his privacy fence idea did not look like it fit the house. Mr. Hobbs said he was willing to compromise on that, but he wants to hide the kitchen and work area from the entertainment area of the yard. Mr. Wensink said the cap is the part that did not look historical to him. Dr. Taylor made a motion to approve the outbuilding as presented. Mrs. Abbott made the second. The motion carried unanimously. Dr. Taylor made a motion to approve the black chain link fence with plantings to hide it from the street as presented. Mrs. Abbott made the second. The motion carried 3-1, with one dissenting vote, Mr. Wensink. Mrs. Abbott made a motion to approve the picket fencing around the kitchen garden with alternating pickets. Mr. Wensink made the second. Mr. Hobbs added he would leave it rustic and unpainted. The motion carried unanimously.

Expansion of the Districts. Mr. Wensink said that Mr. Privette was not keen on the expansion on Edwards and West Broad Street, and he represents two of the seven properties in that area. He suggested that the Broad Street area may not happen. Ms. Rock said the Commission did not have to

include Broad in the expansion if they chose not to do so. Mr. Wensink said Edwards was a priority to him since there were already changes to that street. Dr. Taylor said he would work on Cashua Street.

New Business. Mr. Houle has resigned from the Commission, and there are two alternate seats still open. Ms. Rock asked for members to seek others interested in serving.

Mrs. Pierson announced a Window Preservation Workshop that will be held May 13 sponsored by the Columbia Foundation.

The meeting adjourned at 6:39 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **August 7, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Dr. Taylor, Mrs. Brasington, Mr. Abbott, Mrs. Howle, Dr. Barnes-Young, Ms. Pierson, and Mr. Wensink; and Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey. Guests included Francis Parnell.

Mrs. Pierson called the meeting to order at 5:30 p.m.

Mrs. Brasington made a motion to accept the minutes from the April 24, 2017, meeting as presented. Dr. Taylor made the second. The motion carried unanimously.

Item # 1 (Case 07/10/2017) Property of Joseph & Julie Phillips, located at 404 Cashua St.: The Board had several questions regarding the application including the location of the proposed building on the lot, shingle style, shutters, decorative elements, and the future of the existing auxiliary building. The owners did not attend the meeting, nor did they send a representative. In the photos provided, several members noted the proposed structure did not fit the look of the main house. Mrs. Abbott made a motion to disapprove the application until the owners appear to discuss plan with the board and answer its questions. Mr. Wensink made the second. The motion carried unanimously.

Expansion of the Districts: Mrs. Brasington said she had everybody but Mr. Burr on her list in favor of the expansion on North and Oak Streets. Dr. Taylor said he talked with the three homeowners on Cashua but was waiting to hear back. He did not ask them to sign at his first visit with them. Ms. Pierson said on Edwards some have been very supportive. She still needs to talk to Mr. Hardee. Mr. Wensink said Mr. Privette was not thrilled with the expansion and Mr. Galloway would only sign on if others on West Broad did the same. Ms. Pierson said Mr. Privette clearly said no. She said she hates to leave it out, but we must respect people's wishes. Mr. Abbott said he a bad experience with the Historic Commission in the past. Mrs. Abbott said that was due to the fact that he did not follow procedure on the permitting process. Mrs. Abbott said she had two signed and two more to go and two rental property owners to contact on North Street. Dr. Barnes-Young said 403 W. Broad didn't look historic at all. Mrs. Abbott said all the Victorian detail had been stripped from it, the porches along the front and sides. Mrs. Brasington asked what was next. Ms. Rock said the expansion has to be approved by City Council by ordinance. Ms. Pierson said it would be best to go quietly and slowly without stirring people up about this. Mrs. Brasington agreed, saying the commission should expand one or two streets at a time.

New Business: The Board welcomed its newly appointed members, Mrs. Catherine Howle and Mr. Steve Abbott. Ms. Pierson requested Ms. Rock resend the Department of Interior Guidelines Update. Ms. Rock said it is the first major update since 1995 of the rules.

Mr. Parnell asked to speak to the commission regarding the dangers of blue light and brightness of digital signage to our eyes. He provided reports about the issue to members. As a newly appointed member of the Planning Commission, he said he asked for the commission's support if new regulations regarding digital signage got to City Council. Several members of the Board made suggestions, such as limiting the color (so not blue like police cars) as well as a shut-off time. A couple members said they would be ok with banning them outright. Mr. Parnell said the larger they are, the worse they are. He added that a few companies are working on the problem and making lights that are better for our eyes.

Old Business: Dr. Taylor asked about the progress on 101 Exchange Street. Mr. Gainey said the codes office sent him a letter three months ago, but he never responded. Since then, they painted the building. Mrs. Abbott said that the Design Review Board approves colors and asked if it was functioning. Ms. Rock said that enough people have been appointed to but an organizational meeting has not been held yet. Mr. Wensink asked if that should have been approved by this commission. Ms. Rock said her understanding was that this commission only dealt with residential property. **Mr. Wensink made a motion to request clarification about the distinction between commercial and residential properties as it relates to their duties as members of the Historic Landmarks Commission. Mrs. Brasington made the second. The motion carried unanimously.**

Dr. Taylor asked what does it take to get out of the historic district. Mr. Wensink said the code says this commission addresses it, but council has to act. It mainly focuses on expansion.

Dr. Taylor asked about solar panels on historic homes. Mr. Wensink quoted Sec. 50-13 (f)(2) that addresses where solar panels can be located on historic properties.

The meeting adjourned at 6:32 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **August 28, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Dr. Taylor, Mrs. Brasington, Mr. Abbott, Mrs. Howle, Dr. Barnes-Young, and Ms. Pierson; and Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey. Absent was Mr. Wensink. Guests included Mr. George Chace, Mr. Joseph Phillips, and Mr. Scott Pruitt.

Mrs. Pierson called the meeting to order at 5:35 p.m.

Mrs. Brasington made a motion to accept the minutes from the August 7, 2017, meeting as presented. Mrs. Abbott made the second. The motion carried unanimously.

New Business: Mr. Pruitt asked for comments from the commission as he continues to repair his house at the corner of Edwards Avenue and West Broad Street. He asked about paint colors as the house is badly in need of paint. He said he wants to go back with a neutral color, not bright. Yellow was on the house, but now there are two yellow houses across the street and one on Edwards. He wants to paint it a cream color with white trim. In the future he may ask to do a different color on the bands but not yet. He also needs to do the roof on the round room and would like to do metal. Originally it had cedar shake roof, but you have to hand cut every shingle. He said there is a critical leak in the turret where you can see out. The roof is steep enough that it is not leaking, he said. He wants to make a showpiece of the house. A lady who previously served on the board had metal three-tab shingles, he said. Mrs. Brasington asked if it would be a smooth metal roof. Mr. Chace said it would have to have a standing seam. Mrs. Brasington said it sounds like that would be attractive. **Mrs. Brasington made a motion to approve Mr. Pruitt choosing a neutral historic color with white trim for the house at 368 W. Broad St. Mrs. Howle made the second.** Mr. Pruitt said he would not choose yellow or brown. **The motion carried unanimously.** Mr. Pruitt said the roof really needs to be fixed. He said he will re-roof the entire house with architectural shingles in a color to match the paint color. He said he wants it be a showpiece. He continued and said the floor on the side porch on Edwards Avenue needs to be replaced. He wants to use that wood to fix the front porch first and put something else on the side porch. Dr. Taylor and Mrs. Abbott said tongue and groove would not be hard to find to make such repairs. Dr. Barnes-Young said painted and treated tongue and groove is on his porch and he already has had to fix it after seven or eight years. Mr. Chace said he has cypress tongue and groove that will hold up better. Mrs. Brasington said she didn't feel comfortable making a motion on the metal roof without knowing what it looks like. Mrs. Abbott asked to see a sample and said she was not necessarily opposed to it. Mrs. Brasington added that it needs to look appropriate to the house.

Item # 1 (Case 07/10/2017) Property of Joseph & Julie Phillips, located at 404 Cashua St.: The Board had several questions regarding the application including the location of the proposed building on the lot, shingle style, shutters, decorative elements, and the future of the existing auxiliary building. Mr. Philliops said he would paint the building to match the house. The door would be metal. It would not be a barn style and have architectural shingles like the main house. He would install window boxes under each window. The shutters in the photo would not be on the building. He said you will be able to see it from the road to the right of the driveway but part of it will be shielded from the road. Mrs. Abbott said we are interested in the accessory building looking as much like the house as possible. **Mrs. Brasington made a motion to approve Mr. Phillips plan as presented. Mrs. Howle made the second. The motion carried unanimously.**

Old Business: Mrs. Brasington asked for an update on the commission's request for clarification about the distinction between commercial and residential properties as it relates to their duties as members of the Historic Landmarks Commission. Ms. Rock said she did not have a response at this time.

The meeting adjourned at 6:13 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **October 16, 2017**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Abbott, Mrs. Brasington, Mr. Steve Abbott, Mrs. Howle, Mr. Wensink, and Ms. Pierson; and Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey. Absent were Dr. Taylor and Mr. Barnes-Young. Also present was Mr. Derrick Watford.

Mrs. Pierson called the meeting to order at 5:30 p.m.

Commission members noted two changes needed to the minutes, the correction of Mr. Pruitt's name and the correction to Mr. Wensink's absence at the meeting. Mrs. Abbot made a motion to accept the minutes from the August 28, 2017, meeting with those two corrections. Mr. Wensink made the second. The motion carried unanimously.

Item #1 (Case 09/12/2017): Mr. Gainey gave the Commission details about the house at 385 West Broad Street, owned by Mr. Derrick Watford, present. Two structures had been erected without permits, and additions to the porch were made without permits. The Commission needed to rule on the appropriateness of the improvements, so Mr. Watford could get permits and complete the work. Ms. Rock supplied photos of the property from the street view.

Mr. Watford said his next project is to repair rotten boards and to repaint the entire house as he makes those repairs one side at a time, so he will be able to get a paint chip. He did not object to painting the building to match the house. He would not be able to start that project until the first of the year at the earliest.

Mr. Gainey said the first problem was that no permits were pulled and secondly the structures needed to be five feet from the property line. The front building's roof has a slope roof that leans and therefore washes water onto the next door property. He said that was another reason it needed to be five feet off the property line. He said, when someone comes in for a permit in a historic district, they are referred to this board at that time before work begins. The second storage building behind the first looks like Mr. Doyle's but has a green metal roof. He said permits are required for all work over $200. He said the buildings also needed to be strapped down.

Mr. Watford said he was not aware of these provisions. When he bought the house 14 years ago, the realtor said only items in the front yard needed to come to the Commission. These buildings replaced a guest house and storage building that he fell down due to termite damage five or six years ago. He said the person he bought the back building from on 151 said he handled everything and gotten permits. This building was placed on a cement pad where the guest house previously was located. The building it replaced had a tin roof, so he thought the metal roof was an appropriate replacement. The front building was constructed on site. He lamented the cost to move the buildings due to cost primarily but also due to the difficulty of getting a truck into the yard to move them. Overhead lines were also a problem. He said he had to take down part of his fence to get it in there in the first place. He also said there was nowhere else in his back yard to put it at this time, but he had considered clearing a portion of the back area if he could rent a back hoe.

Mr. Gainey asked about how it was built and if it was on skids. Mr. Watford said it was built on the ground. Mr. Gainey said, unless the building was made of treated lumber on the bottom 12 inches, he

would have termite problems and be tearing that building down as well. He also said he has seen similar buildings jacked up and moved on a roto-tiller type machine that could maneuver in his back yard. Mr. Gainey said a variance would be needed to address the placement of the buildings on the site and he would need to inspect the front one for safety. Mr. Watford said the buildings and his fence were placed that close to the property line because the neighboring property and his used to be owned by the same person years ago.

In terms of the porch work, Mrs. Abbott asked if there was any evidence of a screened in porch there previously. Mr. Watford said there was no evidence of porch railing, but there were some remnants of a screened area, just vertical pieces. Mr. Wensink researched a photo from several years ago showing an open porch on the house. He said in terms of historical character the front porch was the most significant part and should be like for like replacement. Mrs. Abbott said the screening did not bother her but would prefer a different screen door. Mr. Watford said his concern and intent for the front porch was safety for his 2-year-old child. He said he could not leave the child on an open porch. He had planned on painting the solid board white and adding lattice strips for decoration.

Mr. Gainey asked about the corner column. Mr. Watford said he had someone coming to look at repairing it this week. Mr. Gainey said it probably did not have a footer under it and would need to be rolled and then support added underneath.

Mr. Watford said he did not appreciate being singled out and that other property owners in the district needed to be held to the same standard. Mrs. Pierson said she understands that. The Commission suggested he report any work being done to the Codes Department, so things could be addressed.

Mr. Wensink said the building in the back did not bother him as much since the front building obscured its view. He said he felt the Commission need not take action on that structure. Mr. Wensink made a motion to require Mr. Watford to paint the front building to match the main house and to construct a similar roof line (A-frame) and roof material in kind and color to match the main house. Mrs. Abbott made the second. The motion carried unanimously.

Mrs. Pierson made a motion to require Mr. Watford to install straight lap siding covering the boards at the bottom of the porch and painted to match the rest of the house as well as to add the decorative lattice strips painted white down the outside of the 2x4s, 36 inches from the floor, and across the top of the door to the columns, and to add white molding on the top edges to keep the water out, all in an attempt to match the style of the house across the street. Mrs. Howle made the second. The motion carried unanimously. The Commission thanked Mr. Watford for his time.

New Business: Ms. Rock asked if the Commission would be ok with cancelling the November 6 regular meeting since the commission has met so many times in the last few months. The Commission agreed to meet only as needed for the remainder of the calendar year.

Old Business: Ms. Rock said that there is nothing in the ordinance that allows the Commission to have jurisdiction over commercial buildings in a historic district. The commission was created for the residential districts, which came first. The commercial districts came later. Since the code does not specifically give the authority to the commission, it has been interpreted that the Commission does not have that authority. An ordinance change approved by City Council would be required should the Commission want this authority. Currently, the Building Inspector is tasked with ensuring historic compliance of commercial properties within the City's historic districts.

The meeting adjourned at 7:04 p.m.