

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **February 5, 2018**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Brasington, Dr. Taylor and Mr. Barnes-Young Mr. Steve Abbott, Mrs. Howle, Mr. Wensink, and Ms. Pierson; and Planning Director Ms. Rock and Codes Enforcement Officer Mr. Gainey. Absent was Mrs. Abbott.

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

Mr. Wensink made a motion to accept the minutes from the **October 16, 2017**, meeting with those two corrections. Mrs. Howle made the second. The motion carried unanimously. Mrs. Brasington made a motion to have Codes Enforcement contact Mr. Watford to get the status on the progress of his project, as documented in the minutes. Mr. Barnes-Young made the second. The motion carried unanimously.

New Business: Ms. Rock said she and Ms. Pierson attended the CAMP Training in Columbia last month and shared some of her notes from the meetings. One idea was for the Commission to adopt a Code of Ethics for its proceedings. Another idea was to have local awards for homes and legacy businesses as well as to focus on educational outreach and awareness more. The Board liked the idea of local awards as well as nominating the Hobbs House for a state preservation award and the J.C. Daniels Auditorium as an Endangered Property. Other property ideas included the tobacco warehouse on East Broad Street, Southeastern Grain, the house on North Ervin and Cashua Streets, the Dargans' house, and the Clarks' house, among others. Mr. Gainey said he could and would address the house at North Ervin and Cashua through the property maintenance code. Ms. Rock asked members to develop a list of homes and businesses to recognize with awards for preservation and she will collect information on costs.

Mr. Barnes-Young announced he had to resign from the commission as he has taken a new position that requires him to commute to Columbia. Mr. Abbott suggested Mr. George Chace as a possible replacement.

Old Business: Dr. Taylor asked Codes Enforcement to review Mr. Phillips work. He said the storage building does not match the house as he said it would.

Ms. Rock said that commission members needed annual training hours, 3 hours each year or 6 hours for their first year. The next training of interest would be the state conference on Friday, April 20, in Columbia. She asked for those interested in attending, so she could register folks. Mrs. Brasington, Mrs. Howle, Dr. Taylor, and Mr. Abbott said they would most likely attend. Ms. Rock will forward additional information via email to members.

Ms. Pierson said she thinks it is a good time to ask City Council to expand the historic district on North and Oak Streets. Mrs. Brasington said we need to follow through with that project. Mr. Gainey said that the Miller house would be torn down for the nursing home's expansion plans. Mrs. Pierson made a motion to proceed with the process to add North and Oak Street to the Cashua Street-Spring Street Historic District. Mrs. Brasington made the second. The motion carried unanimously.

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 **May 7, 2018**, in old Council Chambers, City Hall, 400 Pearl St. Attending were commission members, Mrs. Brasington, Dr. Taylor, Mrs. Abbott, Mr. Steve Abbott, Mrs. Howle, and Ms. Pierson; Planning Director Ms. Rock; Codes Enforcement Officer Mr. Gainey; and guests, Barry and Janet Clark, Derrick Watford, Rose Pruitt, and George Chace. Absent was Mr. Wensink.

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

Mrs. Brasington made a motion to accept the minutes from the **February 5, 2018**, meeting. Dr. Taylor made the second. The motion carried unanimously.

Item # 1 (Case 04/16/2018) Property of Barry & Janet Clark, located at 210 Cashua St., Tax Map No. 164-15-02-039. Request to replace rotten wood siding with CertaTrim, a composite material of the same reveal and width: Before beginning this item, Ms. Pierson said she would recuse herself from the discussion as she lived next door and was friends with the Clarks. She got up and sat in the audience until the completion of the vote.

Mrs. Clark said they need to repair the siding to this addition to their home. The addition was done about 10 years ago, but the wood siding is infested with powder post beetles. The beetles bore into the wood and can live for 30 years and explode the back side of the wood. The Clarks would like to replace it with engineered wood of the same thickness and profile and painted the same color. She said she is tired of patching and it will continue to deteriorate. She said they want to pull it all down and replace it with something that can handle the weather and sun on that side of the property. The Clarks showed a sample of the existing, damaged siding and a sample of the product they selected to replace it. Mr. Clark said that they worked hard to recreate the bones of the structure using full-dimension lumber for this addition. He said they want to protect it. He said they even brought the louvers back out to give it a true appearance even though it is on the back side of the house.

Mrs. Brasington made a motion to approve the request. Mr. Abbott made the second.

Dr. Taylor said that this board said no to a porch repair with a similar product. Mr. Gainey said that the code does not say you can or cannot use this product. He said this product looks just like the old material. The problem people have is that the wood grown today is grown too fast and does not have the density of the old wood, which is why companies have developed this type of product.

Mrs. Clark said she researched through the National Park Service that imitative materials have been used forever and are acceptable as long as you identify and retain the character defining features. She said they are still in that construct. Mrs. Abbott said she does not have a problem with engineered materials as long as it is exactly like the historical material by dimension and size.

Mr. Chace said it is confusing to homeowners because the board approves one but not another. Dr. Taylor agreed. Mrs. Abbott said we could not change the past. Mr. Gainey said that, when you bring the actual product, it is different than just saying what you want to do because there are so many products out there. Mrs. Clark said their intention is to keep the rest of the house as it is.

The motion was approved unanimously.

Ms. Pierson said that, if someone asks why the Clarks were allowed to use this material but that person was previously denied, encourage them to bring requests back to the board with a sample of the material proposed and we would be happy to revisit it.

Item # 2 (Case 04/17/2018) Property of Derrick Watford, located at 385 W. Broad St., Tax Map No. 165-06-02-007. Request to install fencing: Mr. Watford said he wants to replace his chain link gate with a pre-manufactured six-foot wooden gate that will be stained. It will look better than the chain link. He said it will be three panels in total facing the street when you go into his driveway. His entire fence is chain link, but he wants to replace all the fencing on the front to tie into the existing privacy fence. He said he has put up boards on the porch as he was asked to do by the Commission previously. He said he had not painted yet because he was waiting until he repainted the entire house, so it would all match. He said the fence would be about 2/3 back on the property not in front of the house. Mr. Chace said he had no problem with that. Ms. Pierson said there is a fence like the proposed one down the street. Mr. Watford said he got the design from the fence book. Mrs. Howle made a motion to approve the request. Mr. Abbott made the second. The motion carried unanimously.

Codes of Ethics Adoption for Commission: Dr. Taylor made a motion to table the item until the next meeting to give adequate time for further review. Mrs. Howle made the second. The motion carried unanimously.

Award Guidelines: Ms. Rock presented a sample of historic awards given by a foundation in Virginia. She asked members to send her ideas on what we should keep, change, or discard from those award guidelines to develop ones for the City. She plans to have a full draft for the Commission to vote on in August based on members' comments to her. She said that these awards may help the Commission educate the public and City Council to the importance of maintaining or expanding our historic districts. Ms. Pierson said the awards will show our appreciation for homeowners' interest in keeping the character of their homes intact.

New Business: Ms. Rock said 502 Cashua Street applied for a Certificate of No Effect for emergency roof repairs in February, and that the homeowners went through the State Historic Preservation Office. Dr. Taylor said the work had been completed and it looks good.

Old Business: Ms. Rock said she presented City Council with the proposed addition of North and Oak Street to the Cashua Street-Spring Street Historic District, but it was not received favorably. Ms. Pierson said these homes are a real asset and it is sad Council doesn't see that. Mrs. Abbott says she thinks Council doesn't see how to use it to the City's advantage.

The meeting adjourned at 6:07 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **August 6, 2018**, in the courtroom of City Hall, 400 Pearl St. Attending were commission members, Ms. Pierson, Mrs. Brasington, Dr. Taylor, Mrs. Abbott, Mr. Steve Abbott, Ms. Pruitt, Mr. Chace, and Mrs. Howle; Planning Director Ms. Rock; Codes Enforcement Officer Mr. Gainey; and guests, Mr. Paul Jordan and Mr. Joey Phillips.

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

Mr. Chace made a motion to accept the minutes from the **May 7, 2018**, meeting. Dr. Taylor made the second. The motion carried unanimously.

Item # 1 (Case 07/12/2018) Property of Darlington County School District, located on Haynesworth Alley, Tax Map No. 164-14-01-002. Request to install underground utilities: Mr. Jordan representing Conterra said the school district wants to install fiber optics to replace microwave connection for better bandwidth for the school system. He said it would be underground except for a square box at the corner, flush with the ground next to the sidewalk. Ms. Brasington made a motion to approve the request. Mr. Chace made the second. The motion was approved unanimously.

Item # 2 (Case 07/13/2018) Property of Joseph & Julie Phillips, located at 404 Cashua St., Tax Map No. 164-15-04-002. Request to install storage structure: Mr. Phillips said he wants to add a lean-to off the back of the existing storage building that will be the full length of the shop, roughly 24 feet. He said he will paint it the same color as the house, and it won't show from the front. It would be wood with a metal roof. He clarified that due to a tree falling during a storm, you can see some of the building from the front. He said he added window boxes. He wants to add new windows and doors and a new subfloor to the small building in back of the house that faces Cashua. The windows have no glass, are rotted, broken, and there's no door. Mr. Phillips said wood windows and glass panels like what is on the house is the plan. Ms. Pierson said to bring back photos of what he wants to replace and what he will replace it with before the Commission would rule on that. Mrs. Howle made a motion to approve the lean-to as presented. Ms. Brasington made the second. The motion carried unanimously.

New Business: Ms. Pierson welcomed the two new members of the commission, Ms. Pruitt and Mr. Chace. She asked Mrs. Abbott to thank her husband for the letter in the paper and thank everyone who came to the City Council meeting. She said the main sticking point was the St. James parsonage. Mrs. Abbott said the house is lit up as bright as daylight. Mr. Gainey said the lighting ordinance only refers to commercial property not residential. Mrs. Abbott said she was concerned more about the wiring than the brightness. Ms. Brasington said maybe we should work on a lighting ordinance for residential light pollution. Mr. Gainey clarified that the lighting ordinance requires shielding on lights but only deals with commercial uses. Ms. Pierson asked to refer the issue to the Planning Commission for either historic districts or all residential areas.

Expansion of the Cashua-Spring Residential Historic District: Ms. Pierson asked members to look for historic homes that the owners would be amenable and chat with them about getting on the Registry.

Old Business: Ms. Rock read the Certificate of No Effect Applications that had been approved during the last quarter, a total of four, two on Cashua Street and two on West Broad Street.

The meeting adjourned at 6:20 p.m.

CITY OF DARLINGTON
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

The City of Darlington Historic Landmark Commission met on **November 5, 2018**, in the courtroom of City Hall, 400 Pearl St. Attending were commission members, Ms. Pierson, Mrs. Brasington, Dr. Taylor, Mrs. Carolyn Abbott, Mr. Steve Abbott, Ms. Pruitt, Mr. Chace, and Mrs. Howle; Planning Director Ms. Rock; Codes Enforcement Officer Mr. Gainey; City Manager Howard Garland; and guest, Mrs. Lauren Owens-Cobb.

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

Ms. Brasington made a motion to accept the minutes from the **August 6, 2018**, meeting with a small correction under new business to change “would” to “work.” Mrs. Abbott made the second. The motion carried unanimously.

Item # 1 (Case 09/25/2018) Property of Lauren Owens-Cobb and James Cobb, located at 395 W. Broad St., Tax Map No. 164-14-01-002. Request to install new windows: Ms. Rock read the only letter she received from Mr. Privette, a neighboring property owner, who was in favor of the upgrades. Mrs. Cobb said she wanted to replace all the windows in the house for efficiency, except the stained-glass windows. She described the 26 windows that were rotted, screwed shut, painted over, and had weight systems cut. She does not want aluminum capping but have wood on a double hung window with a Colonial grid, six-over-six. She said the company she has been in touch with doesn't have two-over-two. She reiterated that she would not touch the stained-glass windows and the trim would match the trim around the stained-glass windows to keep the character. She said she checked with other suppliers, but money is a big consideration. She recently had to put in a new HVAC unit when she and her husband bought the house. She wants to make it as energy efficient as possible. Mrs. Pierson said changing from two-over-two to six-over-six would change the look with this house. Mrs. Abbott said it needed to be put back “like kind.” Mr. Chace said we heat our 3,000 square foot old house with wood. Mr. Chace also noted that the commission has allowed the front of homes be upgraded with wood in the front and the rest of the house with vinyl. Mr. Garland said that was correct since the ordinance reads that the City requires only the portion of the house seen from the road to be updated in that fashion. Mr. Gainey suggested wooden clad windows that look like wooden windows from the road but are actually vinyl replacements. Mrs. Cobb said there are only four on the front to replace and that she would like to get hurricane shutters in the future. Mr. Gainey said Atrium makes them and they can be purchased through Builders First Source in Florence. Mrs. Cobb said the windows are a gift from her family, her grandmother who is in Kentucky. Mrs. Brasington insisted that the front windows be wood. Mrs. Cobb said her husband is in the military, so it is just her doing the footwork. Mr. Chase agreed that wood should be on the front but everything else could go vinyl since this isn't Charleston. Mrs. Abbott asked about the two-over-two. Mr. Gainey said Atrium and Window World have roughly the same price and can make the two-over-two inserts. Mrs. Cobb said Window World was selected by her family because they offer financing. Mrs. Brasington suggested phsing the project. Mrs. Cobb said that was already the plan. Mr. Chace suggested Lowe's sells them and would finance. Mrs. Howle said they have a good selection. Mr. Chace added that most window companies will do whatever grid you want. Ms. Brasington made a motion to deny the original proposal until further research has been done. Mrs. Howle made the second. The motion was approved unanimously.

Proposed Calendar for 2019: Ms. Pierson presented the proposed calendar for 2019. Mrs. Howle made a motion to accept the calendar as presented. Ms. Pruitt made the second. The motion was approved unanimously.

New Business: There was no new business.

Old Business: Ms. Pierson asked about Mrs. Abbott's issue that was passed on to Codes Enforcement in August. Mr. Gainey said the planning commission will have to work on an ordinance because the current City light pollution ordinance only refers to commercial property and not residential. Mrs. Howle suggested motion-activated lighting.

The meeting adjourned at 5:55 p.m.