City of Darlington

Historic Landmark Commission

Meeting Minutes

The City of Darlington Historic Landmarks Commission met on August 5, 2024, at City Hall, 400 Pearl St for a regular meeting with continuation of the application for Certificate of Appropriateness discussed during the July 1, 2024, meeting. The meeting notice was advertised in the News and Press on July 24, 2024, and posted at City Hall. Attending were Brian Gandy, Kay Pierson, Sandra Chace, Steve Abbott, Rose Pruitt, and Steve Smith by Facetime. City of Darlington Codes Enforcement Officer Sheila Jones and City Planner Merry Morgan Smith were also in attendance.

Ms. Pruitt called the meeting to order at 5:30 pm.

Minutes: Minutes from the July 1, 2024, called meeting were read and approved. A motion to approve the minutes was made by Sandra Chace and seconded by Brian Gandy. The motion carried unanimously.

New Business:

a) Application for Certificate of Appropriateness:

Property of Sterling Chad & Kathryn Elizabeth Poston
Tax Map No. 164-14-02-081
120 St Johns St, Darlington SC
Request to install white soffit and white metal fascia over existing wood
Resumption of discussion from July 1, 2024, meeting.

The Commission was provided with an update on the status of Mr. Poston's codes compliance and work progress on the St John's Street property by Ms. Jones the Codes Enforcement Officer. Ms. Jones reported that no further work had been done on the house since the last meeting. Mr. Poston had been made aware that window replacement would require a permit as would some additional work planned for the house. The brick exterior had been painted prior to incidents with permits.

Ms. Pierson asked on which side of the house had windows been replaced or covered over. Ms. Jones reported that three windows had been replaced and two windows had been covered over by vinyl siding on a preexisting addition to the back of the house. She thought Mr. Poston needed some guidance from the Historic Landmark Commission about windows. Mr. Gandy inquired about how much of the house was visible from nearby Park Street and inquired about Mr. Poston's plans for the house. Mr. Poston stated that he was undecided about living in it himself or selling it after remodeling. Ms. Pruitt asked if Mr. Poston had increased the size of the addition, Mr. Poston reported that he had not and that he had not pulled necessary permits because he thought he didn't have to. Mr. Gandy inquired about whether the house was considered a contributing or non-contributing property to the St John's historic

district, Ms. Smith stated that she didn't know as today alterations would not automatically kick a house out as a contributing property. The HLC was shown a google maps picture of the house before the windows were covered over by Ms. Jones. Ms. Pruitt asked Mr. Poston if he had checked into better replacement windows that might match the existing profile. Ms. Pierson reported that it was possible to get the same 8 over 1 pattern made in vinyl replacement windows. Ms. Pruitt stated that it was preferred that the existing wooden windows original to the house be repaired and storm windows added or have replacement windows look the same as the existing windows. Mr. Poston stated that he didn't think that was better and made references as to why another house in town was able to be painted an unusual color. Discussion turned to the vinyl siding that had been installed. Ms. Jones and Mr. Gandy pointed out that the siding was pre-existing. Ms. Downing the previous owner of the house and the Mr. Poston's mother-in-law stated that she understood the need as the house was very drafty. Ms. Pruitt asked Mr. Poston to submit additional documentation and a separate application for a Certificate of Appropriateness when he was prepared to replace the windows. Ms. Smith added that he should include individual window dimensions. Mr. Poston reported that there were 15 remaining windows. Ms. Smith moved the discussion to questions about the original doors on the house which had been recently replaced. Ms. Downing reported that she and previous owners did not feel safe with the original doors because they were mostly glass and "falling apart". Mr. Poston reported that he had already replaced the doors. Mr. Gandy reminded the group that doors and windows were not on the agenda tonight.

Mr. Poston stated that he wanted to put up vinyl soffit and fascia on the house as indicated in the application, including the ceiling under the porch. Ms. Pruitt asked if that included covering the wooden posts as well. Mr. Poston answered no that he intended to sand and paint those. Mr. Smith asked if the soffit and fascia would go all the way around the house, Mr. Poston answered that it would. Ms. Pierson motioned to approve Mr. Poston's application, Mr. Smith seconded the motion, and the motion carried unanimously.

Adjourn: A motion was made by Mr. Gandy to adjourn the meeting; Ms. Pierson seconded the motion. The motion carried unanimously. The meeting adjourned at 6:50 pm.