

# Camden Historic Landmarks Commission (CHLC)

Meeting Minutes

Tuesday, March 5th, 2019

6:00 PM

City Hall

## **Present:**

Allen Roberts, Chair

Rusty Major, Vice Chairman

Mark Mohr

Wade Luther

Shawn Putnam, Staff

Amy Eudy, Staff

## **Guest(s):**

Wanda Dixon

Laurel Parks

Westley Parks

Jerry Chivers

## **1. Call to order**

A quorum being present, Chairman Roberts called the meeting to order at 6:00 pm.

## **2. Approval of minutes**

Chairman Roberts entertained a motion to accept the minutes from the February 5<sup>th</sup>, 2019 meeting. Vice Chairman Major made a motion to accept the minutes and Commissioner Mohr seconded the motion, which carried unanimously.

## **3. Review of Certificates of Appropriateness (COA):**

*(Detailed information pertaining to COA reviews is available through the Building Department)*

### **A. Commission approved COA applications**

#### **#11.19**

- **202 Shannon Lane:**

**Applicant:** Marion and Wanda Dixon

**Project Description:**

Add 3 rail, split rail fencing around the perimeter of the property to replace portions of the damaged existing wire fence or to meet existing wire fencing in good condition. Add 3 rail fencing to the east side of the rear yard to match existing. All fencing will be wood and painted white. See attached map for details.

- **Motion:** Commissioner Mohr made a motion, seconded by Vice Chairman Major, followed by discussion, to approve COA #11.19. The motion carried unanimously.

### #13.19

- **1025 Broad Street:**

**Applicant:** Laurel and Westley Parks

**Project Description:**

General Clean up and Demolition: Removal to landfill of discarded old tenants. Fixtures, furniture, dated building material, carpet, flooring, and general debris to be hauled to landfill. Open 2<sup>nd</sup> and 3<sup>rd</sup> floors for ventilation. Sterilize 2<sup>nd</sup> and 3<sup>rd</sup> floors to include stairways.

Environmental: Hire Environmental Consulting firm to do a detailed, in depth asbestos investigation and report. Hire qualified licensed asbestos abatement company for removal of any “hot” findings if any asbestos or environmental hazards are found.

Truss System: Existing roof truss system to be inspected and repaired if needed to pave way for new roofing.

Roof Leaks: Investigation of leak points and causes to be addressed and repaired. Once cause and affect addressed and corrected, a new roof will be installed over the living quarters. Other leaks throughout the other buildings to be addressed and repaired as needed.

Roofing: Qualified roofing companies will be hired to assess the best type of new roofing application for reroofing and waterproofing. Water runoff and diversion will be engineered and installed during the re-roofing installation.

Mechanical: An existing mechanical room will be redesigned and constructed to the rear inside of building. This room will support the hot water system, gas furnace, telecommunications, sound system, and panel boxes. Exterior existing condensing unit and HVAC package unit locations to be assessed for best esthetically pleasing locations. Possible relocation is plausible. Quality air distribution will be assessed by a qualified heating and air specialist. Repairs of existing systems or alterations to include additional supply and returns will be done as necessary and recommended.

Electrical: Electrical assessment of all potentially fire hazards will be assessed by a qualified electrician and eliminated or repaired. New electrical infrastructure will be installed to support owner’s needs for property and tenants requirements.

Plumbing: Repair all active leaks, water supply and waste. Install new hot water on demand system. New plumbing infrastructure will be installed to support owner’s needs for property and tenants requirements. Repair and/or replace dysfunctional sewer lines and water supply to the building.

Interior: Light demolition and reconstruction will be performed in order to meet or exceed current building codes for the federal government, state of South Carolina and city of Camden. ADA restroom will be constructed. Walls and ceiling will be refurbished and painted. Old flooring removed and new flooring installed. New light

fixtures installed. New plumbing fixtures installed. Exit signs and emergency lighting to be installed.

Front Façade: The main front façade will be left in its current original state and design. Pressure washing and repair of old sign and hardware attachment holes will be repaired to match existing original building material. 1<sup>st</sup> floor existing windows and entry doors will be properly prepped for painting and receive 1 coat of prime and 2 coats finish paint black. The living quarters currently occupied, will have current windows, frames, and sashes repaired using like kind material. Prime and paint will be applied.

Rear Façade: Some changes to the 2<sup>nd</sup> floor entry will be changed due to poor recent functional design. Water leaks, water pooling, water runoff and management, and accessibility are issues at hand. Pressure washing, vine and vegetation removal, general cleaning and painting performed.

Windows: Not considered part of this application, but the applicants do plan to include the windows as part of the project with a COA application in the future.

Project will include Bailey Bill application and recommendation to City Council to approve.

- **Motion:** Vice Chairman Major made a motion, seconded by Commissioner Mohr, followed by discussion, to approve COA #13.19. The motion carried unanimously.

#### **B. Staff approved COA applications**

**#9.19: 206 Chesnut**— Install new front porch ceiling using tongue and groove bead board

**#10.19: 1204 Broad Street** – Repair column on front porch

**#12.19: 1706 Lakeview** – Replace rotten columns on front porch; same materials (wood), color, and dimensions

- **Motion:** Vice Chairman Major made a motion to accept the staff approved changes into the records. Commissioner Luther seconded the motion which was approved unanimously.

#### **C. Interior Changes**

None

#### **4. Old business**

The Commissioners discussed and agreed upon projects that will receive awards in the upcoming Camden Historic Landmarks Commission Awards Ceremony on May 14<sup>th</sup>.

#### **5. New Business**

Commissioners discussed attending the South Carolina Historic Preservation Conference on April 26<sup>th</sup>. Attendance at the conference will count toward their continuing education credits.

## **6. Adjourn**

**Motion:** Chairman Roberts entertained a motion to adjourn the meeting. Vice Chairman Majors made a motion, seconded by Commissioner Luther. The motion carried unanimously and the meeting was adjourned at 7:49 pm.