



## HISTORIC DESIGN GUIDELINES



PLANNING & DEVELOPMENT DEPARTMENT

Last updated: October 22, 2018

# TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>4</b>
<b>HISTORICAL OVERVIEW</b>	<b>5</b>
<b>PURPOSE OF DESIGN GUIDELINES</b>	<b>7</b>
A. Design Guidelines Can Enhance and Protect Property Values	
B. Design Guidelines Promote Heritage Tourism	
C. Design Guidelines Reinforce Community Identity	
<b>PROCESS AND AUTHORITY FOR REVIEW</b>	<b>8</b>
A. Zoning Ordinance Controls	
B. Properties to Which These Guidelines Apply	
C. Certificates of Appropriateness	
D. Tax Incentives for Historic Rehabilitation	
<b>HISTORIC DESIGN GUIDELINES</b>	<b>15</b>
Organization of the Guidelines	
Application of the Guidelines to the Different Categories of Properties	
<b>PART 1: GENERAL GUIDELINES</b>	<b>16</b>
A1) <i>The Relocation of Historic Structures</i>	
A2) <i>The Demolition of Historic Structures</i>	
A3) <i>The Reconstruction of Historic Structures</i>	
A4) <i>Architectural Features</i>	
A5) <i>Substitute Materials</i>	
A6) <i>Additions</i>	
A7) <i>Parking Lots and Driveways</i>	
A8) <i>Light Fixtures</i>	
A9) <i>Signs</i>	
A10) <i>Handicap Ramps</i>	
A11) <i>Heating and Air Conditioning Units</i>	
A12) <i>Solar Panels</i>	
A13) <i>Satellite Dishes</i>	
A14) <i>Accessory Structures (other than those listed in other sections)</i>	
A15) <i>Fences and Retaining Walls</i>	
A16) <i>Landscaping</i>	
<b>PART 2: WITHIN THE DOWNTOWN ZONING DISTRICT</b>	<b>26</b>
<b>B. RESTORATION &amp; REHABILITATION OF STRUCTURES OF A COMMERCIAL CHARACTER</b>	<b>26</b>
B1) <i>Storefronts</i>	
B2) <i>Entrances</i>	
B3) <i>Windows</i>	
B4) <i>Balconies</i>	
B5) <i>Columns</i>	
B6) <i>Bulkheads</i>	
B7) <i>Transoms</i>	
B8) <i>Awnings and Canopies</i>	
B9) <i>Roof Cornices</i>	
B10) <i>Colors and Textures</i>	
B11) <i>Sidewalk and Street Improvements</i>	

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<b>C. NEW COMMERCIAL CONSTRUCTION</b>	<b>33</b>
<i>C1) Architectural Style</i>	
<i>C2) Original Primary Façade Walls</i>	
<i>C3) Storefront and Upper-Façade Configuration</i>	
<i>C4) Façade Widths</i>	
<i>C5) Building Heights</i>	
<i>C6) Materials</i>	
<i>C7) Windows</i>	
<i>C8) Setbacks</i>	
<b>PART 3: OUTSIDE THE DOWNTOWN ZONING DISTRICT</b>	<b>36</b>
<b>D. NEW COMMERCIAL CONSTRUCTION</b>	<b>36</b>
<i>D1) General</i>	
<i>D2) Architectural Style, Form and Scale</i>	
<i>D3) Front Façade</i>	
<i>D4) Materials</i>	
<i>D5) Height &amp; Setbacks</i>	
<b>E. RESTORATION &amp; REHABILITATION OF STRUCTURES OF A RESIDENTIAL CHARACTER</b>	<b>37</b>
<i>E1) Foundation Walls</i>	
<i>E2) Exterior Siding</i>	
<i>E3) Masonry</i>	
<i>E4) Entrances and Doors</i>	
<i>E5) Porches and Decks</i>	
<i>E6) Windows</i>	
<i>E7) Shutters</i>	
<i>E8) Awnings</i>	
<i>E9) Roofs</i>	
<i>E10) Chimneys</i>	
<i>E11) Colors</i>	
<i>E12) Exterior Entrance Staircases</i>	
<b>F. NEW RESIDENTIAL CONSTRUCTION</b>	<b>55</b>
<i>F1) Architectural Style</i>	
<i>F2) Materials</i>	
<i>F3) Entrances</i>	
<i>F4) Porches</i>	
<i>F5) Door and Window Openings</i>	
<i>F6) Roofs</i>	
<i>F7) Foundations</i>	
<i>F8) Height</i>	
<i>F9) Setbacks</i>	
<b>APPENDICES</b>	
<b>A – HISTORIC DISTRICTS &amp; APPLICATION OF GUIDELINES</b>	<b>59</b>
<b>B – ARCHITECTURAL OVERVIEW</b>	<b>72</b>
<b>C – HISTORIC DISTRICT CHARACTER &amp; ZONING OVERLAY MAPS</b>	<b>75</b>
<b>D – SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION</b>	<b>77</b>
<b>E – DEFINITIONS &amp; ARCHITECTURAL TERMS</b>	<b>78</b>
<b>ACKNOWLEDGEMENTS</b>	<b>84</b>

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## INTRODUCTION

When the City adopted its first set of Historic Design Review Guidelines in 1991, an estimated 2,000 communities across the country had confirmed historic preservation ordinances and design review guidelines to preserve and protect their historic areas. Then, as now, “The reasons for this are both aesthetic and economic. Preservation of our historic areas maintains a community's sense of character and identity. Preservation also supports property values, promotes heritage tourism, and preserves natural resources through the conservation of building materials. Design guidelines provide a community with specific criteria for rehabilitation, new construction, and maintenance of an area's site and setting.” In the years since, thousands more communities across the United States have adopted guidelines and ordinances designed to protect historic properties, all within the same context.

Rock Hill experienced extensive growth and development at the turn of the century, and most of the historic architecture of the community dates from this period. Much of the original commercial area on Main and Hampton streets was built prior to 1940, as were most of the neighborhoods surrounding Downtown. Concentrations of historic architecture remain on Marion Street, Main Street, and Oakland Avenue, and historic districts have been designated in these areas. It is the intent of the City of Rock Hill to preserve and protect these historic neighborhoods for future generations.

The design review criteria found in this document are intended for the use of the Rock Hill Board of Historic Review (BHR or Board), along with residents and property owners in the historic districts. The guidelines are designed to:

- 1) Provide an analysis and understanding of the character of Rock Hill's historic districts;
- 2) Identify design and streetscape issues to preserve the historic character of each district;
- 3) Recommend appropriate rehabilitation procedures for properties in each district; and
- 4) Recommend appropriate types of new construction for each district.

The guidelines for Rock Hill are based upon extensive analysis and review of the types and interaction of historic buildings in the community to create a particular visual time and place. Characteristics of each building were recorded concerning size and scale, overall plan, materials, orientation, decoration, and site features. From this analysis the guidelines have been prepared to strengthen and reinforce each district's existing character.

This document is part of Rock Hill's ongoing commitment to historic preservation. A comprehensive survey of the City's architectural and historical resources was completed in 1988 with 1,261 properties inventoried. From this data, recommendations were made concerning individual properties and districts that appeared to meet National Register criteria, and a multiple-property nomination to the National Register was originally prepared in 1990. In 2004, a second inventory was done of 960 additional properties.

Historic preservation has been incorporated into master plans for Rock Hill and will be part of future economic and community development.

## HISTORICAL OVERVIEW

The City of Rock Hill is in the northeast section of York County, near the western bank of the Catawba River, in the Piedmont Region of South Carolina. At an elevation of 680 feet, the town sits on the highest point along the early railroad route between Charlotte, North Carolina, and Augusta, Georgia. In 1728, Colonel William Byrd of Virginia described the area as “a charming place...the air very wholesome, the soil fertile, and the winters mild and serene.”

Rock Hill owes its existence and prosperity to the coming of the railroad and to the cotton/textile industry. The City was established when the South Carolina Railroad began planning its track in 1848-49. The community of Ebenezer, later incorporated into Rock Hill, refused to deed any land to the railroad. The tracks were laid instead through the plantations of George P. and Ann Hutchison White, and Alexander Templeton Black. Black deeded a 65-foot right-of-way and a lot for a depot, and laid out a town with 23 lots alongside the tracks. Rock Hill’s first post office was established in April 1852, and in June the first train came through *en route* to Charlotte. Early plantation farmhouses in the area were gradually enveloped by the growing town.

By 1860, the area had nearly 300 residences, 11 stores, two saloons, two schools, two carriage shops, three blacksmiths, three shoe shops, a tannery, a cabinet shop, a post office, and a Masonic Lodge. Rock Hill was a point of transfer for Confederate troops and military supplies during the Civil War, and toward the end of the war, some houses and lands experienced damage by renegade Union troops. Beginning in 1866, many new people arrived in town, including Civil War veterans.

Rock Hill presented its first petition for incorporation to the South Carolina General Assembly in October 1855, but the request was not approved at that time. The town was finally incorporated in 1870 with a population of 250 people. It was laid out in a one-mile radius circle with the center at the Gordon Hotel, located on East Main Street.

After the Civil War, cotton production waned in the South Carolina low country and prospered in the upcountry around Rock Hill. Area farmers shipped increasing quantities of cotton out of Rock Hill by rail. In 1869, the market handled 2,000 bales; by 1883 15,000 bales were shipped. The town boomed after 1870, warehousing cotton from all over the upcountry for shipment to New York. Partly in response to the tremendous quantity of baled cotton being shipped through Rock Hill to northern mills, Rock Hill businessmen promoted the idea of establishing cotton mills in the area. The Rock Hill Cotton Factory began operating in 1881 with 100 employees, having an immediate impact on the community.

In 1886, Rock Hill was a thriving town with 1,000 citizens, two banks, and a full complement of druggists, grocers, hotels, and lawyers. Throughout the state, the cotton market went through a cyclical pattern that peaked in 1881, 1889, and 1895. This pattern is reflected in the rise of Rock Hill’s textile manufacturing industry. The Standard Mill and the Globe Cotton Mill opened in 1889; the Arcade and Manchester Mills were founded in 1895. In addition to the mill buildings themselves, large mill villages to house workers were built adjacent to the mills, housing hundreds of Rock Hill residents.

During this period of rapid expansion in Rock Hill, another well-known industry was founded. The Holler and Anderson Buggy Company was started between 1886 and 1889 in the rear of the Main Street buildings owned by A.D. Holler. The company became a national leader in the manufacture of horse buggies and was renamed the Anderson Buggy Company in 1912. The company became Anderson Motor Company in 1916 and adapted its factory to the manufacture of cars. The factory peaked in 1920, but could not compete with Detroit and went out of business in 1924.

The town's rapid growth from 2,744 citizens in 1890 to 4,000 in 1891 to 5,485 by 1900 can be attributed to the railroad and to the textile industry. Rock Hill also received recognition in 1894 when Winthrop Normal and Industrial College was built. The goal of the school was to educate young women who would teach in the state's public schools. The college was built around Oakland Park in the northern section of the City.

William Blackburn Wilson, a local representative to the state senate, organized the Rock Hill Land and Town Site Company around 1890 with the purpose of developing the Oakland Avenue area. Wilson had visited Oakland, California, and modeled his development and the 100-foot wide Oakland Avenue after that city. In 1890, his company acquired the McCorkle-Fewell-Long House where Wilson lived until moving into his own house, now known as the Oratory, on Charlotte Avenue. The 30-acre Oakland Park, laid out as a central part of the development, was given by the company to the City as part of Rock Hill's campaign to secure the location of Winthrop College, and was an important factor in its being selected.

The City enjoyed tremendous urban development throughout the early 20<sup>th</sup> century. In 1907, the town contained five cotton mills, a cotton oil mill, and four banks. Residential development extended in all directions around the downtown area with many large homes built on Main Street and Oakland Avenue. James White opened Woodland Park along Marion Street in 1906, and this development was laid out with cement block sidewalks at a time when the rest of the City outside the business district was unpaved.

In 1910, Rock Hill boasted a population of 5,500, and this number increased to 8,809 by 1920. Between 1920 and 1930, Rock Hill grew by another 3,000 residents and many new buildings were constructed in the downtown area. The most notable of these was the six-story Citizens Bank and Trust Company, built at the corner of Main and Caldwell Streets in 1925. This was followed in 1926 with the construction of the six-story Andrew Jackson Hotel at the corner of Main Street and Oakland Avenue. In addition to work in the downtown area, many new residences were built throughout the City. Many of these reflected the popular Bungalow style of the period and examples of this house type are found on many streets. By 1930, the population had grown to more than 11,000. Despite the failure of several banks, the City fared comparatively well during the Depression. A major industry, the Rock Hill Printing and Finishing Company, opened in 1929 and provided employment for many workers. Seven textile mills remained in operation with 3,400 employees listed in 1936. The Works Progress Administration and the Civilian Conservation Corps, as well as public schools and the Winthrop College campus, undertook several construction projects.

Since the Depression, Rock Hill's economy has become increasingly diversified. Although many of the original cotton mills have closed doors, the textile legacy remains in the form of these buildings that have been adapted for concentrated reuse, including housing, retail and office space. Several major industrial and office parks have been created and hundreds of new jobs have come to the area from a number of well-known international businesses as well as local enterprises. Rock Hill is also benefiting from the continued growth and development of the Charlotte metropolitan area. Despite the rapid changes of recent decades, Rock Hill maintains its commitment to preserving its past and reinforcing its unique character.

## **PURPOSE OF DESIGN GUIDELINES**

Design guidelines for historic areas are intended to preserve and protect the existing architecture and provide for compatible new growth and development. Guidelines provide a blueprint for communities to maintain and enhance the character of historic areas as well as strengthen and reinforce community identity. The implementation and utilization of guidelines can have an immediate visual impact on a community with tangible aesthetic results, which can be further translated into important economic considerations.

### **A. Design Guidelines Can Enhance and Protect Property Values**

The 1980s witnessed a surge of interest across the country in reviving historic neighborhoods and commercial areas. Investment in historic neighborhoods increased significantly, resulting in the stabilization and enhancement of property values. Real estate companies have recognized the growing market of individuals and families interested in historic residences and have increasingly used preservation in their marketing techniques. This trend is visible in Rock Hill's historic neighborhoods where a number of residences have been restored in recent years. Design guidelines assure property owners that their investment in an historic neighborhood will be protected. Just as suburban and planned developments are marketed for particular qualities, so are those of historic neighborhoods. Guidelines help to ensure that rehabilitation and new construction is in keeping with the overall character of a district and minimize incompatible development that could impact a property owner's investment.

### **B. Design Guidelines Promote Heritage Tourism**

Visitation of historic sites and communities is often referred to as heritage or cultural tourism. Tourism is one of the fastest-growing areas in the nation's economy and is of increasing importance to the growth and development of many communities. Historic preservation has been successfully used to stimulate heritage tourism and holds promise for Rock Hill. Through design guidelines, the character of Rock Hill's historic neighborhoods and commercial areas can be preserved and maintained to stimulate heritage tourism efforts.

### **C. Design Guidelines Reinforce Community Identity**

Companies can now pick and choose from a large list of competing communities when deciding where to build facilities. Increasingly, those communities exhibiting a good quality of life are attracting desirable companies and development. Quality of life factors include facilities such as good schools and parks, and aesthetics such as attractive and healthy residential neighborhoods and commercial areas.

A community's appreciation of its heritage and character is demonstrated through its attitude towards historic preservation. Preservation of historic and architectural resources is a positive attribute and can be used as part of a community's overall marketing efforts. Rock Hill is a good example of this technique with the Historic Preservation section of the Cultural Resources element found within the Rock Hill Comprehensive Plan. Design guidelines can ensure that historic and architectural resources are protected, and that the historic districts can accommodate growth in a positive manner.

The purpose of the Rock Hill Historic Design Guidelines should provide owners of historic properties and the Board of Historic Review with uniform design standards to follow in the review process, and to offer information on rehabilitation and appropriate new construction to property owners to assist them in planning and designing their projects.

## PROCESSES AND AUTHORITY FOR REVIEW

### **A. Zoning Ordinance Controls**

The Zoning Ordinance sets forth the authority for the review of these Guidelines. This summary is provided for informational purposes only. If a conflict is found between this summary and the Zoning Ordinance, the Zoning Ordinance controls.

### **B. Properties to Which These Guidelines Apply**

These Guidelines apply only to properties that are located within one of the City's Historic Overlay Districts. A person can learn whether a property is located within one of these districts by:

- Referring to the list in *Appendix A* of this document;
- Calling the Planning & Development Department;
- Viewing the Historic Overlay District on the City's GIS (Geographic Information System), which is available on the City's website; or
- Viewing a map of the districts that are on file in the Planning & Development Department.

### **C. Certificates of Appropriateness**

#### **1. No review required**

For properties that are subject to these Guidelines, interior changes or alterations do not require review unless the interior of a particular building is identified in the historic designation ordinance creating that designation.

Additionally, landscaping and exterior paint colors do not require a review for a Certificate of Appropriateness of their own, but if the property is already undergoing a Certificate of Appropriateness review for other proposed changes, they may be reviewed as part of that process, so standards are included below in the appropriate sections.

#### **2. Framework for delineating review authority**

Some work that does require a review of these standards can be reviewed by City staff members, while some work requires further review by the City's Board of Historic Review (BHR). Who reviews which types of requests for Certificates of Appropriateness is set forth on the chart on the next page, and is largely dependent upon the categorization of the property based upon these three tiers. *Appendix A* contains a list of the properties located within the City's Historic Overlay District by these tiers.

- a. National Register-listed or -eligible properties:** These are properties that are listed on or are eligible for listing on the National Park Service's National Register of Historic Places. The standards for listing on the National Register of Historic Places include:
  - i. Generally at least 50 years old and looks much the same as it did in the past.
  - ii. One or more of the following:
    - Associated with significant people, events, activities, or developments important in the past;
    - Has a significant architectural, landscape, or engineering history; or



- Yields or has the potential to yield important information about our past.
- b. **Contributing properties:** These are properties that are not listed on or eligible for listing on the National Register of Historic Places, but that contribute to the character of the district nonetheless. These properties generally exhibit architectural features that help define the historic district in which it exists. Typically, these structures were built during the district’s “era of significance,” the time period in which the majority of the structures were constructed, but do not meet the standards for listing on the National Register of Historic Places.
- c. **Non-contributing properties:** Properties that do not contribute to the character of the district. These are those properties that exist within the City’s Historic Overlay District but that do not exhibit features that help define the district. Most often, these structures were built after the district’s “era of significance” but before the City adopted these Historic Design Guidelines. In many of the City’s historic districts, these buildings include fast food restaurants, convenience stores, office buildings, and small strip shopping centers mixed in with residential structures.

### 3. Reviewing Authority for Different Types of Certificate of Appropriateness (COA) Requests

The following chart shows which types of requests for Certificates of Appropriateness that staff reviews and which types of requests for Certificates of Appropriateness that the Board of Historic Review reviews based on the three-tier categorization system explained above.

For requests that are designated to be reviewed by staff, staff may at any time and for any reason choose to refer an application to the Board of Historic Review.

Type of request	Reviewing authority	
	Staff	Board of Historic Review
<b>National Register-listed or -eligible</b>		
<b>Primary structures</b>		
<ul style="list-style-type: none"> <li>• Repairs and ordinary maintenance to existing primary structure when there is no change in design, material, color, or outer appearance</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• All other exterior changes to existing primary structure</li> </ul>		✓
<ul style="list-style-type: none"> <li>• New construction of primary structure</li> </ul>		✓
<b>Accessory structures and site design components</b>		
<ul style="list-style-type: none"> <li>• Parking lots and driveways</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Light fixtures</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Signs<sup>1</sup></li> </ul>	✓	✓
<ul style="list-style-type: none"> <li>• Handicap ramps</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Heating and air conditioning units</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Solar panels</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Satellite dishes</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Accessory structures</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Fences and retaining walls on rear and secondary façades</li> </ul>	✓	

• Fences and retaining walls on front façade		✓
• Sidewalks and street improvements	✓	
<b>Other</b>		
• Relocation of historic structures		✓
• Demolition		✓
• Reconstruction of historic structures		✓
• Hardship exemptions		✓
• Appeals of staff decisions		✓
<b>Contributing property</b>		
<b>Primary structures</b>		
• All exterior changes to existing primary structure except as indicated in the three boxes immediately below	✓	
• Significant additions to existing primary structure visible from public streets		✓
• Alterations to existing primary structure when changing from residential to commercial use		✓
• Full-scale replacement with wood, cementitious siding, or engineered wood on one or more facades		✓
• New construction of primary structure		✓
<b>Accessory structures and site design components</b>		
• Parking lots and driveways	✓	
• Light fixtures	✓	
• Signs <sup>1</sup>	✓	✓
• Handicap ramps	✓	
• Heating and air conditioning units	✓	
• Solar panels	✓	
• Satellite dishes	✓	
• Accessory structures	✓	
• Fences and retaining walls on rear and secondary façades	✓	
• Fences and retaining walls on front façade		✓
• Sidewalks and street improvements	✓	
<b>Other</b>		
• Demolition		✓
• Hardship exemptions		✓
• Appeals of staff decisions		✓
<b>Non-contributing</b>		
<b>Primary structures</b>		
• All except for new construction of primary structures	✓	
• New construction of primary structures		✓
<b>Accessory structures and site design components</b>		
• All <sup>1</sup>	✓	
<b>Other</b>		
• Appeals of staff decisions		✓
<sup>1</sup> Staff has the authority to review all sign requests except for requests to continue a nonconforming sign that otherwise the Zoning Ordinance would require to be removed; those types of requests are reviewed by the Board of Historic Review.		

#### 4. Steps in the Process

The Certificate of Appropriateness process is triggered through an application for a building permit. Staff will provide the applicant with the COA application. Once that application is completed, along with documents such as photographs and drawings, staff will determine whether the request for a Certificate of Appropriateness is reviewed at a staff level or by the BHR.

- a. **Staff review:** If it is reviewed at a staff level, staff will discuss the request with the applicant and generally will determine whether the standards have been met to grant the request or whether the request will require further review by the BHR within a few business days.
- b. **Review by Board of Historic Review:** If reviewed by the BHR, staff will provide information about the next scheduled meeting. The BHR generally meets the first Thursday of each month at City Hall. Certificate of Appropriateness (COA) applications should be received 24 days prior in order to be placed on the agenda for the next month's meeting.

Through a written staff report and an oral presentation to the Board, staff will summarize the request, provide analysis about whether it meets the standards and guidelines below, and make a recommendation to the Board of Historic Review. The property owner, or a representative of the owner, should appear before the BHR to answer questions and discuss the application.

The BHR will determine whether the request meets the standards below. The BHR may approve the application, approve it with conditions, or deny the application.

- c. **Standards of Review:** Regardless of who the reviewing authority is, the Certificate of Appropriateness has a set of standards applied in order to assess a request for changes to historic properties.
  - Will the changes affect the exterior appearance of the property?
  - Will the change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district?
  - Will the request create a negative or positive impact on the surrounding historic district?
  - Does the request comply with the specific standards of the *Historic Design Guidelines*?

The reviewing authority may also refer to the Secretary of the Interior's Standards for Rehabilitation found in *Appendix D* if desired or other technical briefs, but they do not override any of the City's standards in these Guidelines.

- d. **Hardship Exemptions:** Requests that would not meet the standards of these Guidelines may be issued a hardship exemption according to the following.
  - In cases of a demolition request that the City's Certified Building Official has not determined is necessary based on public safety and welfare

considerations, the applicant has provided an engineer's report that evaluates the property, and the Board of Historic Review has determined that demolition is in the best interest of the public.

- In all other cases, the applicant must provide three estimates for performing the work based on the Guidelines, and three estimates for doing work as proposed by the applicant. At least one of each type must come from a contractor who has verifiable experience with rehabilitation and restoration projects.

The Board will determine whether the requested hardship exemption is reasonable based on the level of workmanship and experience associated with each estimate, the cost of the improvements compared to the value of the structure, the importance of the work to the structure, whether the change would affect the character of the district, where the structure falls within the categorization range explained above, whether the structure is located within the heart of a historic district or is on its fringes, and other criteria that the Board determines are relevant to the particular request.

While staff will present the application information to the Board, the burden of proof that the request is relevant and necessary lies on the applicant, and staff will not make a recommendation relative to hardship exemptions.

- e. If the application is approved**, a Certificate of Appropriateness is issued and the property owner may then receive a building permit for the work, provided that all other relevant applications are also approved by the other applicable approving authorities. **It is the responsibility of the property owner to obtain the appropriate building permits prior to beginning any work.**
- f. If the application is not approved**, no building permit can be issued. Property owners may then decide not to proceed with the work, resubmit a new application with changes as suggested by staff or the Board of Historic Review, pursue a hardship exemption, or appeal the decision according to the procedures in the Zoning Ordinance.
- g. Enforcement:** If a property owner initiates work without obtaining a Certificate of Appropriateness and, if required for the work, a building permit, a stop work order may be issued. If the requirements are not met, the owner may face fines or an order to restore the original condition of the property. See *Chapter 11: Enforcement* of the Zoning Ordinance for specifics about the enforcement process and the remedies available to the City for enforcement action.

## 5. Appeals from Decisions and Interpretations of the Planning & Development Director

- a. Who May Appeal:** Any person who is aggrieved by a decision or interpretation of the Planning & Development Director related to the application of the historic design guidelines related to property located within the Historic Overlay District of the City may appeal that interpretation or decision to the Board of Historic Review. In order to ensure this right can be exercised by those interested in doing

so, staff will notify anyone who requests to be placed on a notification list that action has been taken on a Certificate of Appropriateness request. This notification will occur every time that a staff decision takes place.

- b. How to File an Appeal:** The aggrieved party must file a written notice of appeal within 20 business days of the date of the decision or interpretation with the Planning & Development Department. The written notice of appeal must specify the decision or interpretation that the applicant believes is incorrect, including the date that it was made, and the grounds for the appeal. The applicant may submit other supporting materials related to the decision.
- c. Effect of Filing an Appeal:** A pending appeal stays all proceedings in furtherance of the action appealed from, unless the Planning & Development Director certifies to the Board of Historic Review that a stay would cause imminent peril to life or property. In such case, proceedings can only be stayed through a restraining order, which may be granted by a court of record on application, on notice to the Planning & Development Director, and on due cause shown.
- d. Hearing of Appeal:** A hearing for an appeal is a public hearing according to the standards listed in the section above related to public hearings, except that while both the City and the appellant may call witnesses on their behalf, members of the general public otherwise may not appear and submit testimony. During the hearing, the applicant must state the grounds for the appeal and must identify any materials or evidence from the record to support the appeal.
- e. Decision of the Board of Historic Review:** The Board of Historic Review is charged solely with determining whether the decision or interpretation of the Planning & Development Director is consistent with the provisions of the Zoning Ordinance that are in question. The Board does not function as a judge of whether the policies in question are or are not wise or beneficial. After the conclusion of the hearing, the Board of Historic Review must affirm, partly affirm, modify, or reverse the decision or interpretation based on whether it finds the decision or interpretation to be consistent with the provisions of the Zoning Ordinance in question.

#### **D. Tax Incentives for Historic Rehabilitation**

City Council has adopted a local tax incentive that may be beneficial to owners of historic properties. Contact the Planning & Development Department for details regarding this program.

Additionally, properties listed on the National Register of Historic Places and properties that are eligible for listing on the National Register of Historic Places may qualify for tax incentives for rehabilitation through a federal program that is administered by the South Carolina Department of Archives and History. A number of designated historic districts located in Rock Hill are presently listed on the National Register, and more properties are added as identified and researched through the National Register nomination process. To qualify for tax incentives, a property must be rehabilitated following the Secretary of the Interior's Standards for Rehabilitation (Appendix D). Applicable uses include owner-occupied residences, apartments,

offices, retail space and commercial space. The South Carolina Department of Archives & History can provide further information about this tax incentive program. The review for this federal program is separate from review for Certificates of Appropriateness by the City.

### **Other Roles of the Board of Historic Review**

The Rock Hill Board of Historic Review was established in 1988 by the City Council. Its powers and duties, and complete information about its processes, are explained in the Zoning Ordinance.

The roles of the Board of Historic Review include the following:

- Reviewing some types of requests for Certificates of Appropriateness, as listed above, and reviewing all requests for hardship exemptions associated with a Certificate of Appropriateness review.
- Hearing appeals from staff's decisions and interpretations involving Certificates of Appropriateness issued at a staff level.
- Making recommendations to City Council regarding rezonings into or out of the Historic Overlay District.
- Making recommendations to City Council about amendments to the Zoning Ordinance specifically related to properties within the Historic Overlay District.
- Making recommendations to City Council about amendments to the historic design guidelines.

## HISTORIC DESIGN GUIDELINES

### ORGANIZATION OF THE GUIDELINES

The Historic Design Guidelines for Rock Hill are divided into several sections that deal with specific types of buildings and design issues. Because the Guidelines differ significantly between commercial and residential building types, individual sections are devoted to each type of building. However, as more residential structures are converted to commercial use, notations in each section deal with this issue. Both the commercial and residential building types are further subdivided into rehabilitation and new construction.

Guidelines may also be further differentiated as applied to primary and readily visible secondary façades, façades not readily visible from the street or sidewalk area due to the building's placement on the lot, and/or the location of fences, trees, and other landscape features. Because these façades are less visible, there can be greater flexibility in the Board's review of rehabilitation or new construction. The parameters for certain design guideline issues can therefore be flexible, depending upon which façade the proposed work will be located.

Property owners are encouraged to review the Guidelines while in the planning stages of rehabilitation or new construction. A quick review of the entire document is helpful in understanding the overall intent and direction of the recommendations. From this review, relevant design issues can be studied and plans formulated to follow recommended guidelines.

### APPLICATION OF THE GUIDELINES TO THE DIFFERENT CATEGORIES OF PROPERTIES

The guidelines in each section below will state the categories of properties to which they apply: National Register-listed or -eligible, contributing, and non-contributing. Whether staff reviews these standards in a particular instance or the Board of Historic Review does is determined by the chart on pages 8 and 9.

These guidelines will not apply in most cases to non-contributing properties. When they do not apply, decisions about changes to non-contributing properties should be based on whether the change makes the property more compatible with the surrounding historic district or less compatible.

On contributing properties (those which are not on nor eligible for inclusion on the National Register), the approving authority may consider alternative proposals to those suggested by these guidelines, particularly where the contributing property is of a different style than the properties in the district that are on or are eligible for listing on the National Register.

## PART 1: GENERAL GUIDELINES

### A1) THE RELOCATION OF HISTORIC STRUCTURES

- a. **Historic structures should not be relocated *out of* a historic district if the building or structure retains its architectural and historical integrity.** Relocation of historic structures generally results in a negative effect to a district and should be avoided. The only exceptions should be in situations where necessary for the public welfare or where necessitated by publicly-funded projects.
- b. **Historic structures should not be relocated *within* a historic district except where threatened with imminent demolition or where a property's site and setting are significantly compromised.** Historic structures that are moved to another location in a district should be compatible with buildings adjacent to the new location in style, height, scale, materials, and setback, and be similar in site and setting. Where historic structures have been relocated within a district, it is recommended that these be identified through a plaque or marker dating both the original construction date and moving date.
- c. **It may be appropriate to relocate historic structures *into* a historic district if doing so would not result in the loss of an historic structure on the site to which it is moved and if doing so would maintain and support the district's architectural character through its style, height, scale, massing, materials, texture, site, and setting.** Where structures have been moved into a district, it is recommended that these be identified through a plaque or marker dating both the original construction date and moving date to avoid confusion with the original structures of a district.
- d. **Structures of a non-historic nature that do not contribute to the architectural and historical character of a district may be moved or relocated *out of* the district.**

All of the standards in this *General Guidelines* section apply to the following, with the exception noted below:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

The A1) standard (d) applies to:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

### A2) THE DEMOLITION OF HISTORIC STRUCTURES

- a. **Historic structures in Rock Hill's districts should not be demolished.** Demolition may only be approved if one or more of the following conditions are met:
- Where the public safety and welfare requires the removal of a structure.
  - Where a hardship exemption has been approved by the BHR.
  - Where the structural instability or deterioration of a property has been determined through a review by the City Building Official or designee, or has been demonstrated through a report by a structural engineer or architect and reviewed by the City Building Official or designee. Such a report should clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report, a separate report that details future action on the site should be created.



- Where structures have lost the original architectural integrity and no longer contribute to the character of a district.
- b. Historic buildings that have been approved for demolition should be photographed for the City's historic record.

### A3) THE RECONSTRUCTION OF HISTORIC STRUCTURES

The reconstruction of a structure historically existing in Rock Hill may be allowed on the original site if the following standards are met:

- a. No other property with the same historic value has survived in the City.
- b. Evidence exists of the building's original appearance through floor plans, drawings, photographs, or similar documents.
- c. The reconstructed structure consists of materials, detailing, and decorative features that match or closely approximate the original building.
- d. The reconstructed structure is compatible with adjacent structures.
- e. The reconstructed building is clearly designated as a reconstruction as opposed to an original historic building. This may be done through a marker applied to the exterior of the building, a freestanding sign, or other method of designation.

### A4) ARCHITECTURAL FEATURES

Original architectural features should be preserved and maintained according to the following, with the exception of exterior siding on structures of a residential character, which should follow the standards in section E2.

- a. Historic architectural features such as porches, turned columns, transoms, bulkheads, and other details should not be removed or altered.
- b. Historic features should be maintained on a regular basis in order to avoid deterioration. Preventative measures, such as caulking and limited paint removal and reapplication, should be used to preserve historic details. Architectural details should be protected from moisture accumulation that can cause significant damage. Areas that have a tendency to accumulate moisture should be regularly checked for damage, such as window sills, column bases and capitals, etc.
- c. Deteriorated elements should be repaired with materials and profiles to match the original. It is important to recognize that all materials weather over time and that a weathered finish does not represent an inferior material but simply details the age of the building. Preserving materials that shows signs of weathering is preferred over replacement.
- d. If original architectural ornamentation is too deteriorated for repair, replacement should be with profiles, dimensions, and materials to match the original.
- e. Historic features that have been lost may be replaced, as long as pictorial evidence substantiates this replacement.
- f. Architectural features not consistent with the history of the structure should not be added. The addition of such ornamentation would not be accurate and would create an appearance not in accordance with the original design and style.

*Late 19th century homes were often embellished with milled wood decorative elements such as brackets, spindles, and vergeboard.*

*Colonial Revival designs also were decorated with modillion blocks, dentils and other designs at frieze boards and porches.*

*Large brackets and exposed eave rafters were popular forms of ornamentation on Bungalows.*

*These decorative elements are essential to the character of a residence, and removal of original ornamentation should not occur.*

## A5) SUBSTITUTE MATERIALS

The use of substitute materials may be allowed according to the following, except as they relate to substitute materials for exterior siding on structures of a residential character, which should follow the standards in section E2.

- a. All means of repairing historic materials with original materials should be examined before considering the use of substitute materials.
- b. Replacement of historic materials should be kept to a minimum in order to maintain the historic character of the property. Patching and splicing with compatible materials is preferable over full-scale replacement.
- c. Substitute materials should be chemically compatible as well as visually compatible with existing historic materials in appearance, including color, surface texture, surface reflectivity, and finish. All applications requesting the use of substitute materials should include technical documentation about the material requested.

In an effort to preserve the architectural and historic integrity of a structure, the BHR may take into account whether the property under consideration is a property that contributes to the locally designated historic district or is on or is eligible for listing on the National Register of Historic Places as part of the decision-making process. Substitute materials that have a proven history of use within the same application may be considered in the event original materials or workmanship is unavailable, or there are inherent flaws in the original material. It should also be understood that moisture penetration, ultra-violet degradation and expansion/contraction rates may adversely affect original and replacement materials after several years. Successful applications will blend in with the existing materials and be noticeable only through close inspection.

- d. When historic materials are replaced, this work should be recorded for future reference. Replacement of historic architectural materials is relevant to the history of the structure. This also provides future property owners with a record of replaced sections and success of materials used.

## A6) ADDITIONS

*For commercial buildings:*

- a. Rear façades are appropriate locations for additions to commercial buildings. Most rear façades are not visible from the major street elevations and face rear alleys or parking areas. Rear additions have a distinctive step up or down in relation to the roofline of the original

building. This would aid in clearly defining the original building versus the new addition.

- b. **Acceptable materials for rear additions include brick, concrete, and combinations of metal and glass.**
- c. **Rear additions should be contemporary in design and complement the original building.** These should not be exact copies or mimic the original building. They should not reflect an historical appearance that is not in keeping with Downtown's character. Rear additions may contain a primary entrance into the building.
- d. **The construction of an addition should not result in the loss of substantial material on the rear façade of the original building.** The wholesale removal of sections of an original rear wall should not take place unless structural deficiencies can be demonstrated. Such removal of original fabric would not allow a future owner to remove the addition and restore the building back to its original dimensions and appearance.
- e. **Rear façade additions should be kept simple in design.** A primary entrance may be located on the rear façade of additions but should not be duplicated to the same scale as the primary historic entrance.

*Rear additions are possible where a building's lot line is deeper than the existing building. The construction of a new addition could therefore extend at the rear of the original building to encompass the entire lot. Zoning requirements and the configuration of lot lines restrict additions on the primary or side façades.*

- f. **The construction of an extra story at the roof of a commercial building may be acceptable as long as the addition is not readily visible from the street.** The addition should also be of such scale that it is not readily visible from within a one-block area surrounding the building.
- g. **Rooftop additions should be contemporary in design** to distinguish from the original structure.

*For buildings of a residential character:*

- h. **Additions to buildings should not be built on primary façades or secondary facades readily visible from the street.** Rear façades and secondary façades not readily visible from the street are appropriate locations for contemporary additions.
- i. **Additions should be of contemporary design but compatible with the existing building.** Additions should not replicate or imitate the original building.

Appropriate additions will not impair the historic form and integrity of the original structure if later removed.

Additions should be compatible in height to the original structure; no part of the addition's roofline should project higher than the roofline of the original building.

An addition may have different siding materials, window and door arrangement, roof form and pitch, and massing to distinguish it from the original building.

- j. **Additions should not overwhelm or dominate the original structure.** The square footage of additions should be limited to no more than 50% of the square footage of the original building.

## A7) PARKING LOTS AND DRIVEWAYS

- a. **Parking lots in the Downtown zoning district should repeat the general setback found along each block.** Almost all blocks have buildings flush with the sidewalk level. This rhythm should not be broken by a parking lot or park area which does not continue this setback. This rhythm can be maintained along parking lots and sidewalks through landscape elements such as trees, hedges, or brick and wood fences.
- b. **The visual impact of parking lots should be minimized, especially in residential areas.** Parking for new commercial construction should not take place in the front yard area.
- c. **Landscaping beyond that which is required under the Zoning Ordinance’s standards is encouraged.**
- d. **Service areas, such as dumpsters, should be placed to the rear of the building** in order to minimize their appearance. The Zoning Ordinance provides guidance on the location and screening of dumpsters.
- e. **For structures originally constructed as residences, the original driveway profile should be maintained.** A parking area or circular drive between the street and the primary façade of a residence should not be constructed.

*The majority of residences in Rock Hill's historic districts were constructed between 1880 and 1930, and accessory buildings were often located at the rear of lots. These accessory buildings or outbuildings included stables for horses and carriages and later garages for automobiles. To reach these buildings and provide for access of vehicles, driveways from the street were built adjacent to residences.*

*Driveways in the districts were built primarily in linear fashion, extending from the street to the rear or partially to the rear of lots. They generally measured from five feet to ten feet in width. Early driveways were of dirt or gravel with concrete introduced in the 1910s. Early concrete driveways were sometimes built of solid concrete or with grass median strips. In recent decades, asphalt and concrete aggregates have been used for driveways.*

- f. **For structures originally constructed as residences, driveways should be of textured or colored concrete, brick, “Grasscrete,” or similar paving materials** as opposed to smooth white concrete or asphalt.

## A8) LIGHT FIXTURES

- a. **Light fixtures in the Downtown zoning district should reinforce the Downtown character. The introduction of traditional light fixtures is appropriate.** Downtown Rock Hill has re-introduced historic designs for street lighting into this area. These fixtures are generally of cast iron or similar types of metal and have globes based on historic precedents. As Downtown has become an evening destination for residents and visitors, these fixtures have added to the historic atmosphere of the area.
- b. **The following apply to light fixtures on structures of a residential character:**
  - **Original fixtures from a pre-1940 building should be maintained.** Many of those that exist are electric lights from the 1910s and 1920s on Bungalow style residences. Several

companies now have replacement parts for these types of lights, and rewiring of these lights is also common.

- **New exterior lighting should be simple in design.** Exterior lighting designs should be reproductions of fixtures for residences built between 1880 and 1940, or of a simple contemporary design. "Williamsburg" carriage lights and other designs of the 18th and early 19th century are not appropriate for Rock Hill's districts and should be avoided.
- **Light fixtures should be placed on porch ceilings or adjacent to entrances into the residence.** Porch ceilings are traditional locations for light fixtures. Light fixtures mounted directly to the ceiling or recessed within the ceiling are appropriate, while light fixtures that are suspended several feet from the ceiling are discouraged. Wall-mounted light fixtures adjacent to entrances are also appropriate.
- **Small footlights are preferable on walkways and driveways to large, freestanding, post-mounted lights.** If post-mounted lights are use, these should not exceed 10 feet in height and be of brass, copper, painted steel, or other painted metals. Mounting posts should be of wood, cast iron, or painted steel.
- **Security lighting mounted at eaves or at rooflines on residences is appropriate as long as the fixtures and the path of illumination are located on secondary or rear façades.**

## A9) SIGNS

All signs must meet the requirements of the Zoning Ordinance. The following additional standards apply to signs within the Historic Overlay District.

- a. **Historic wall signs painted on exterior masonry walls should be preserved and maintained.** Historic wall signs may be touched up with new paint if desired as long as the paint and design matches the original.



*Several exterior brick walls in the Downtown area retain painted signs applied in the late 19th and early 20th centuries. These wall signs are a unique aspect of Downtown and contribute to its historic character.*

- b. **The number of new signs should be kept to a minimum.**
- c. **New signs should not be the primary focus of a building and should not overpower historic designs and elements.**
- d. **New signs should not conceal original architectural details or decorative designs.** Original transom glass should not be covered or obscured with a solid sign panel, although transom areas that are not reopened to expose original glass or to install new glass may be a suitable location for a sign. Temporary signs, such as banners, that conceal architectural details may be used for a limited period of time as stated in the Zoning Ordinance.

- e. **Signs should be placed at traditional sign locations.** Wall signs should not exceed the height of the building cornice or the roof parapet. Wall signs may be painted on the face of the building, provided this area has previously been painted. Wall signs may be applied directly to the face of the building and should be placed at traditional locations such as above transoms, on cornice fascia boards, or below cornices. Reverse-channel letters creating a backlit effect may also be considered. Sign brackets for projecting signs should be located no higher than second floor window sills. Awning valances are appropriate locations for signs.
- f. **New signs should be selected that are legible, clear, and pedestrian-oriented.** Symbols and logos provide for ready identification of a business and are encouraged.
- g. **Traditional sign materials should be used for new signs.** The use of painted or finished wood for signs was the most common type of sign at the turn of the century. These types of wood signs continue to be popular, as are sandblasted wood signs. Therefore, the use of finished wood, along with metal or brass letters, carved wood, gold leaf, glass, or composite materials resembling traditional materials for signs is appropriate. Sign brackets should be of wood, or pre-painted or finished metal. Materials such as plywood, plastic substrates, and unfinished wood should not be used for signs in the historic districts.

Within the Downtown Historic Overlay District, the Board of Historic Review may allow exposed neon lighting as part of a sign or a sign face if it determines that the use is in keeping with the historic context of the property in question.

- h. **The design of signs should not be restricted in most cases; however, for properties that are residential in character, signs should be freestanding instead of wall signs.** Center pole signs and lantern-style signs for properties located within the historic districts may be approved, using the parameters forth such set for in the Zoning Ordinance.
- i. **New signs should be in keeping with size of other signs in the area.** Letters should not exceed 18 inches in height. No more than 60% of a sign's total area should be occupied by lettering. Historic markers and professional name plates that do not exceed two square feet are exempted from review and do not require a sign permit.
- j. **The color of signs should not be restricted in most cases; however, sign colors should complement overall building colors and no more than two or three colors should be used per sign.**
- k. **Lighting for signs should be concealed.** Light fixtures for signs should not be readily visible from the street or sidewalk; spot and floodlights are not recommended. Internally lit signs may be considered if constructed of aluminum or similar material with the text and/or graphics routed and backed with translucent material.
- l. **Signs should be mounted to minimize damage to historic materials.** Mounting bolts on masonry building should be applied within mortar joints rather than the face of the masonry.
- m. **The Board of Historic Review may approve the continuation of a nonconforming sign** within the Historic Overlay District that the Zoning Ordinance otherwise would require to be removed under the provisions of *Chapter 10: Nonconformities*, if the Board determines that the sign in question has historic value to the community.

#### A10) HANDICAP RAMPS

- a. **It is preferable for handicap ramps to be located on rear facades or not readily visible secondary facades;** however, handicap ramps may be located on the front façade or a visible



secondary façade in order to make a reasonable accommodation under the Americans with Disabilities Act. Ramps located on the front or visible secondary facades should incorporate some landscaping to soften their appearance.



- b. The handicap ramp proposed should be in proportion to or smaller than the structure within the boundaries of ADA standards.
- c. Ramps should be of simple designs and detailing, and constructed of wood or a visually similar material. Any other materials require approval by the BHR.
- d. Construction of handicap ramps should keep the removal of original historic materials to a **minimum**. Ramps also should be designed so that removal of the ramp later would require minimal replacement of original historic materials.

#### A11) HEATING AND AIR CONDITIONING UNITS

- a. Heating and cooling units should be installed at the rear or secondary facades rather than the primary facade.
- b. All readily visible exterior HVAC units that are located at grade should be screened with wood or brick fencing, lattice panels, and/or landscaping. HVAC units that are adjacent to non-readily visible facades or placed below grade do not require screening.
- c. The installation of window air conditioning units should not result in the removal or replacement of original window sash or the alteration of window framing or surrounds.
- d. HVAC units should not be placed on the roofs of buildings of a residential character.

#### A12) SOLAR PANELS

- a. Roof-mounted solar panels should be located so that they are not visible from adjacent roads and do not create glare issues for adjacent properties. This usually may be accomplished by placing the panels on the rear of the structure using technology that minimizes glare, although placement on secondary facades also may be allowed if the panels are not visible from adjacent roads and do not create glare issues for adjacent properties. The panels should be installed flush with the roof, following the slope of the roof and otherwise meeting the standards in the Zoning Ordinance for roof-mounted solar panels.
- b. Ground-mounted or freestanding solar panels may be placed in rear yards. They must follow the standards of the Zoning Ordinance for ground-mounted or freestanding solar panels.

### A13) SATELLITE DISHES

Satellite dishes will only be reviewed within the historic districts in the areas where a large concentration of National Register-listed or -eligible properties exist. Where they are reviewed, the installation of satellite dishes and other transmitting devices should follow the standards outlined in the Zoning Ordinance and these guidelines, to the extent that they are not preempted by the Federal Communication Commission (FCC)'s regulations.

- a. **Roof-mounted satellite dishes, antennas, and other signal receiving devices should be located so that they are not visible from adjacent roads.** This usually may be accomplished by placing this equipment on the rear of the property, although placement in side yards also may be allowed if the equipment is not visible from adjacent roads.
- b. **Ground-mounted satellite dishes, antennas, and other signal receiving devices should be screened from the view of adjacent roads and properties through landscaping or fencing.**

### A14) ACCESSORY STRUCTURES (other than those listed in other sections)

All accessory structures should follow the requirements of the Zoning Ordinance and the adopted Building Codes. These additional standards apply.

- a. **Original outbuildings, such as sheds and garages, should be preserved and maintained.** The repair and replacement of original elements and details of historic outbuildings should follow the guidelines for primary structures that are detailed in this document.

*Numerous sheds, garages, and other outbuildings exist throughout the residential areas that are more than 50 years old. These outbuildings comprise a valuable collection of simple architectural designs that complement the historic residences.*

- b. **However, original wooden accessory structures may be demolished if at least half of the exterior siding and roof structure is significantly deteriorated.** Wood structures were often built with minimal foundations, and deterioration to these buildings is common.
- c. **New accessory structures should be located in the rear yard.** This includes but is not limited to play sets, storage buildings, garages, and swimming pools.
- d. **The screening of new accessory structures through fencing or landscaping is recommended** to mask accessory and recreational structures from public view.

### A15) FENCES AND RETAINING WALLS

- a. **Original historic fencing materials should be preserved and maintained.** Few buildings in the residential historic districts have fences installed on the primary façade adjacent to the sidewalk. Most of those that presently exist are some type of brick fence or of modern wrought iron. Historic fencing materials such as cast iron or open weave brick are rarely found in the districts. Those that exist are important defining elements of a residence and should be preserved and maintained.
- b. **Original historic retaining wall materials should be preserved and maintained.** Retaining walls are also rare with the exception of certain blocks along East Main Street. In the East Main Street area are several retaining walls of granite and hollow-core concrete blocks. These retaining wall materials should be preserved and maintained. If repair is needed, matching materials or the best available match should be utilized.



- c. New retaining walls should be of stone or brick rather than poured concrete, concrete blocks, wood timbers, or cross ties.



*Another landscape feature found in the historic districts are retaining walls. Retaining walls are found where the residence and yards are above the grade of the sidewalk and street level. The wall serves to provide a clear termination of the yard, prevent erosion, and add a decorative feature to the front of the house. Many of these retaining walls are of stone or brick construction and were constructed in the early 20th century. Another historic retaining wall material found in the districts are rock-faced, hollow-core concrete blocks. Main Street has a large number and variety of retaining walls.*

- d. **The addition of historic fence designs and materials is appropriate.** Fences should meet the requirements stipulated in the City's Zoning Ordinance and may be erected along all four property lines of a residence. The following additional standards apply.

*Primary facades:* The most appropriate fencing material at the sidewalk or property line on primary façades is wood in historic picket designs. Other allowable fence materials are open weave brick designs or cast iron. Wooden split rail fences and chain link fences are not historic designs for urban areas of the late 19th century and are not appropriate.

*Visible secondary facades,* such as those properties located on corner lots adjacent to the street, may have wooden privacy or solid wall brick fences. All types of chain link or other similar metal fences may be used if recessed back at least 15 feet from the plane of the residence's primary façade and they otherwise meet the standards of the Zoning Ordinance.

*Non-visible secondary facades:* Privacy fences, solid wall brick fences, and black or dark green vinyl coated chain link fences and other metal designs may be installed at the rear and non-visible secondary façades. The use of ivy, vines or other plant materials to cover or screen chain link fences is encouraged.

- e. **Fences at the sidewalk, property line, or front plane of the primary façade should be not taller than 4 feet, while fences on the property lines of secondary and rear façades should be no taller than 6 feet.** Fence heights lower than the maximum allowable height are encouraged. Fences placed along property lines on corner lot residences should follow regulations listed in the Zoning Ordinance.

## A16) LANDSCAPING

- a. **Original landscaping features should be maintained.** Existing trees should be protected and retained wherever possible.
- b. **The planting of new trees is encouraged in the residential areas.** Plant materials such as shrubbery and hedges should be native to upland South Carolina to ensure health and longevity. Please refer to the Zoning Ordinance for a comprehensive list of landscaping materials that are appropriate for the area.
- c. **Landscaping should be secondary to the historic structure itself and not overly conceal or obscure the primary façade.**
- d. **Invasive types of landscaping that may grow to damage the structure should not be used.**

*The residential areas of Rock Hill contain a variety of landscape features that help define a street's character. The most obvious landscape feature are the large oak trees and other shade trees which are located in front yards, side yards, and in the median strip between the sidewalk and street. Main Street, Marion Street, Reid Street, and Oakland Avenue all possess numerous shade trees with diameters of three feet or more. Despite the losses during Hurricane Hugo in 1989, shade trees remain an integral part of Rock Hill's historic residential streets.*

*In addition to the large shade trees, most residences have some type of landscape elements in the front yard. Common landscape features include bushes and flowering shrubs such as azaleas, continuous hedges, small ornamental trees such as dogwoods, and ivy beds. The majority of residences have grass lawns, with many yards separated by hedges or other landscape materials to delineate lot boundaries.*

## **PART 2: WITHIN THE DOWNTOWN ZONING DISTRICT**

### **B. RESTORATION & REHABILITATION OF STRUCTURES OF A COMMERCIAL CHARACTER**

#### **B1) STOREFRONTS**

- a. **Original storefront elements and configurations should not be altered.** They should be preserved and maintained. Original doors, bulkheads, decorative glass or other elements should not be removed unless deterioration can be demonstrated.
- b. **Storefronts that have decorative tile or glass installed prior to 1955 should be retained.**

All of the standards in this section apply to the restoration and rehabilitation of commercial structures in the Downtown zoning district on the following types of properties:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

The standards in the *General Guidelines* section (Part 1) also apply.

- c. Buildings that are renovated and have post-1955 storefronts should receive storefronts in keeping with the original architectural character of the building. If original detailing remains, it should be incorporated into the restored storefront. If no original detailing exists, a new storefront may be added based upon traditional or historic designs. Historic photographs of Downtown commercial buildings exist, and these should be consulted when a new storefront is contemplated.
- d. Original elements that are too deteriorated to be retained should be replaced with new elements that match in design and materials.



*The history of storefronts in communities such as Rock Hill in the 20th century is one of continual modernization to keep in step with marketing trends and few storefronts retain original designs and configurations. Historic storefronts were generally composed of a central or offset recessed entrance, flanking display windows resting on bulkheads, and large transoms. Much of the storefront was of glass to allow ready viewing of merchandise displayed in the building. Materials such as steel beams, cast iron columns, and brick piers were often employed on the storefront to carry the weight of the upper façade and allow the extensive use of glass.*

*A characteristic found on some late 19th century commercial buildings is the remodeling of the storefront in the 1920s and 1930s with designs from this later period. Such storefronts often have interlocking colored panels known as Carrara glass or Vitrolite, or have designs reflective of the Art Deco or Moderne styles.*

*Later storefront modernization often obscures rather than removes original elements. Details such as transoms, cast iron columns, and decorative glass or metalwork may be found beneath later additions.*

## B2) ENTRANCES

- a. **Original entrances should be retained.** Original doors and transoms over doors should be retained. Original door openings should not be enclosed or reduced in size, and transoms should not be enclosed, covered, or obscured. Original designs and dimensions of recessed entrances should be retained. Original doors and transoms should not be removed and replaced unless extensive deterioration is demonstrated.
- b. **The rehabilitation of historic entrances should follow the original design** if such evidence is available such as historic photographs or "ghosts" of original doors. If such evidence is not available, new doors of wood and glass in historic designs should be installed. Doors of single light and glass are the most appropriate for downtown Rock Hill.
- c. **Unfinished aluminum doors should not be installed on storefronts.** Metal doors with a dark bronze finish or anodized aluminum finish may be appropriate.
- d. **New entrances should not be added on storefronts.**
- e. **Secondary entrances may be added if required by building codes.** New secondary entrance

openings should be kept simple in design with detailing to match the original door. Single light glass and wood doors or metal doors with a dark bronze finish or anodized aluminum finish are appropriate for most buildings. New entrances should be flush with the sidewalk; however, if building codes do not allow this, recessed doors are acceptable.

### B3) WINDOWS

**Original display windows and detailing should be retained and preserved** in accordance with the following:

- a. **Display window openings should not be enclosed, altered, or obscured with added materials.** The original dimensions should be retained. Materials such as copper and bronze should be retained.
- b. **Unless breakage and severe deterioration is evident, original storefront windows should not be replaced. Where breakage and severe deterioration is evident, replacement windows should meet the following standards:**
  - They should match the original dimensions in size and scale.
  - Mullion bars of bronze, copper or aluminum should be used and may be painted in complementary colors to the storefront façade.
  - Dark anodized aluminum is preferred for new display windows as opposed to the untreated or "raw" aluminum frames. If used, raw aluminum should be primed and painted.
  - Clear transparent glass should be used. Heavily tinted glass should not be used. For energy efficiency, the use of clear UV window film is encouraged. If privacy is desired by the occupant, the use of shades or blinds on the inside of the window is a better alternative than tinted glass.



**Upper façade windows should retain original dimensions and details.**

- a. **Original window opening dimensions and details should be preserved and maintained.** Original window sash should be retained. Window details such as decorative wood or sheet metal cornices should be preserved and maintained.
- b. **Original window openings should not be altered.** This includes enclosing original openings or obscuring windows with added materials.



- c. **If original windows are missing and pictorial evidence is not available, replacement windows are to be of one-over-one sash configuration.** These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.

Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish or other materials that may be deemed acceptable by the Board. Raw or unpainted aluminum windows should not be installed. Please refer to *General Guidelines for Rehabilitation* regarding the use of substitute materials.

- d. **Storm windows may be applied if they match the original window configuration and have a baked enamel or painted finish.**

*Upper-floor areas of buildings in downtown areas were frequently vacated in the 1960s and 1970s, with only the first floor being utilized. This led many property owners in the commercial area of Rock Hill to cover or enclose upper-floor windows or to neglect the maintenance of original windows. Windows are one of the most important defining features on upper façades, and the openings should be retained and preserved.*

- e. **The installation of interior storm windows is preferred over exterior types.**

#### B4) BALCONIES

Commercial buildings in the Downtown commercial area may have had balconies at one time; however, there are no buildings currently in existence that are known to have balconies and therefore should not have these features installed. Balconies may be installed where pictorial evidence exists supporting this request.

#### B5) COLUMNS

- a. **Original cast iron columns, brick piers, or stone piers should be preserved and maintained.**
- b. **Decorative cast iron elements, brick or stone piers should not be concealed.** Original supportive and decorative elements should be retained, and the obscuring or covering of these elements should not take place.



*Several storefronts in the Downtown area were built with columns, pilasters, or piers, which served as structural and decorative storefront elements. The weight of the upper façade was carried by these columns or pilasters, and enabled most of the storefront to be of glass for display purposes.*

*Cast iron was a popular feature of storefronts at the turn of the century because of its strength and the various molds available to create decorative designs. Stone piers were also used on larger buildings such as the rock-faced piers on the Friedheim building on Main Street. Brick piers were often used on buildings constructed after 1910.*

## B6) BULKHEADS

- a. **Original wood or brick bulkheads should be preserved and maintained.** Elements such as Carrara glass or glazed tile added in the 1920s or 1930s should also be preserved.
- b. **Original bulkheads should not be covered or obscured.**
- c. **If replacement is necessary because the original bulkheads are missing or are significantly deteriorated, the new bulkheads should be of materials that imitate the original.** New bulkheads of wood designs are recommended. Brick bulkheads may also be added if matching the original brick on a building or if painted to complement other storefront elements.

*Bulkheads are the lower panels which support the display windows and are also referred to as kick plates and are most often of brick or wood construction. Common decorative elements of bulkheads include recessed panels or diagonal siding on those of wood, recessed panels or corbelled designs on those of brick, and the use of glazed tile or Carrara glass on bulkheads of the early 20th century.*

## B7) TRANSOMS

- a. **Original transoms should be preserved and maintained.** Historic transom materials such as prism glass or leaded glass should be preserved and maintained.
- b. **Original transoms should not be enclosed or obscured with new materials.** Transoms were often covered over or obscured in past remodeling efforts and the existence of original transoms should be investigated prior to storefront restoration.
- c. **New transoms should utilize traditional transom designs.** New transom glass should be clear and not tinted. For energy efficiency, clear UV window film should be applied.
- d. **If original transoms are not re-opened, the transom area may be used for a sign panel.**



*Transoms are rectangular windows added above the display windows and door openings. The design of transoms allowed sunlight to reach into the interior of the building to help in illumination and heating. Transoms were often hinged to open and close, and when opened would allow heat to escape in summer months. Painted signs were often placed on transoms and the use of translucent decorative glass was also used as a decorative feature.*

## B8) AWNINGS & CANOPIES

- a. **The retention of existing awnings and the introduction of new awnings into the Downtown area is encouraged.**
- b. **Original canopies or awnings of wood and metal construction should be retained and preserved.** For existing metal awnings, the application of a canvas overlay is encouraged.

- c. **The installation of traditional fixed awnings or manually-operated retractable canvas awnings at appropriate storefront locations is allowed.** Canvas, vinyl-coated canvas, and acrylic-coated canvas are the most appropriate awning materials for pre-1940 commercial buildings. Metal awnings in the Downtown area should not be installed.

The most appropriate awning designs for pre-1940 buildings are standard or shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are more non-traditional and less desirable; however, these may be installed if requested. Valances should be in keeping with traditional patterns such as scalloped, wave, or saw tooth designs.

Awnings should also be designed to relate to the shape of the opening it covers. Most transoms and display windows are rectangular in shape, so rectangular, straight-sided awnings are best for these openings. Arched awnings are suitable for arched entrance or window openings.

The installation of canopy frames should occur at mortar joints rather than the face of the masonry.

Awnings should cover only the storefront display windows or transom. Awnings should not obscure upper façade details.



- d. **Awnings and awning valances may be used for signage.**

*The use of awnings or other sidewalk coverings has always been common in downtown Rock Hill. Awnings protect pedestrians from the elements, protect merchandise from the effects of weathering, and may serve as a sign or identity for a business. In summer months, awnings block sunlight into the first-floor area, reducing air conditioning costs, and retractable awnings may be rolled up in winter months to allow additional light and solar heat into a building. Awnings were mounted above the display windows, often above the transom or below the transom on the transom bar.*

## B9) ROOF CORNICES

- a. **Original brick, wood, or sheet metal cornices should be preserved and maintained.** Cornices are an important defining element of downtown commercial buildings.
- b. **Original cornice elements should not be removed or obscured.**
- c. **On buildings that have lost original metal or wood cornices, replacement based on historic evidence such as photographs or "ghosts" (an outline that may exist as result of fill-in material that does not quite match surrounding material) of cornice designs is recommended.** If such evidence does not exist, a simple cornice of wood or metal should be installed. Materials such as fiberglass reinforced concrete may also be used. New cornices should have the same overall dimensions as the original or as commonly found on Downtown buildings.



## B10) COLORS AND TEXTURES

The downtown area of Rock Hill contains a variety of colors in elements such as upper façades, storefronts, signs, and awnings.

- a. **Historic colors and textures should be maintained.** Original masonry exteriors should not be painted unless there are significant contrasts in the brick and mortar. Conversely, masonry exteriors that have been painted should be maintained.
- b. **The introduction and use of colors should not be restricted, but it is encouraged that colors complement each building and its neighbors.** The overall dominant colors in the Downtown area are variations of red, brown, and grey reflected by the widespread use of brick, stone, and concrete building materials.

Paint colors on storefronts, trim, and upper-façade openings should relate to the overall color of the building, as should added elements such as signs and awnings. In many cases, this will be colors that complement or harmonize with the overall brick or stone colors found on upper façades. The use of contrasting colors to highlight architectural details on storefronts and upper façades is encouraged.

- c. **Stucco or external insulation and finishing systems (EIFS) should not be added to Downtown buildings.**

## B11) SIDEWALK AND STREET IMPROVEMENTS

- a. **Streetscape improvements in the Downtown zoning district should be in keeping with the traditional character of Downtown.** Appropriate improvements include the introduction of brick sidewalks or textured concrete that imitates the appearance of brick. The use of brick or textured concrete can be of particular assistance in defining pedestrian crosswalks across streets. Street furniture such as simple wood or metal benches would also be appropriate. The addition of elements such as continuous metal or concrete canopies, oversized gazebos, and ornate wrought iron street furniture is discouraged.



b. Streetscape improvements should be selected for simplicity and durability.

*Many streetscape improvements completed across the country in the 1960s and 1970s are now in varying degrees of deterioration. In many of these cases, materials or construction methods were selected that were incompatible with exposure to the elements or could not withstand the constant use by vehicles and pedestrians. Before any major expenditure for street furniture, sidewalk materials, or curbing, the longevity and lifespan of the proposed improvements should be carefully studied. Once selected, street furniture should be sited away from vehicular areas and be bolted or anchored in place to discourage vandalism.*

## C. NEW COMMERCIAL CONSTRUCTION

### C1) ARCHITECTURAL STYLE

**New construction in the Downtown commercial area should be contemporary in design.** Historic reproductions should be avoided. Buildings should not be constructed in downtown Rock Hill that imitate ante-bellum architectural styles because these styles would reflect a time period that precedes Rock Hill's growth and development.

All of the standards in this section apply to new commercial construction in the Downtown zoning district on the following types of properties:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

The standards in the *General Guidelines* section (Part 1) also apply.

*Compatibility of new buildings within historic commercial areas poses particular challenges for designers. Historic commercial areas often have similar setbacks, similar storefront and upper-façade alignment, and certain rhythms to the streetscape. These built-in parameters assist in defining new construction but may also result in restricting building design to appear as reproductions of historic buildings as opposed to an appearance of present-day construction. Successful new construction in historic commercial areas is clearly of its period but avoids direct imitation of historic designs such as reproducing window lintels or elaborate sheet metal cornices. Direct reproductions may cause observers to confuse the old with the new.*

### C2) ORIGINAL PRIMARY FAÇADE WALLS

- a. **Original primary façade walls should be retained and preserved.** Due to fires and demolition, significant portions of buildings in historic commercial areas may sometimes be lost, but have their exterior masonry walls remain. Walls on primary façades often retain much of the original design and detailing, so rather than razing them, these walls should be stabilized and preserved.
- b. **New construction incorporating original façade walls should be complementary** to the original design and appearance of the building without duplicating the original structure, which may convey a false sense of history.

### C3) STOREFRONT AND UPPER-FAÇADE CONFIGURATION

- a. **New construction should respect and maintain the existing appearance of storefront and upper-façade arrangements.** The first floor areas of new construction should have large expanses of glass, and upper façades should be of solid walls with proportional window openings. The difference between the storefront and upper façade should be clearly defined and expressed through architectural design and features.



- b. **Recessed storefronts are recommended.** Many of the existing storefronts in the Downtown area also have recessed entrances. This pattern is a common one, and new construction should consider the use of recessed entrances to reinforce the rhythm and proportions of storefronts.

*Historic buildings in downtown Rock Hill share a number of characteristics. One of the most important of these is the delineation between storefront levels and upper façades. Storefronts contain the primary entrances and are largely transparent with large expanses of display windows. Above the storefronts, the upper façade is composed of solid masonry walls. On buildings larger than one-story, the masonry walls are divided by window openings. The division between the storefront and upper façade is usually clearly defined through a cornice, brick belt coursing, steel lintel, or other architectural element.*

- c. **New construction should be compatible with existing buildings with respect to entrance details.** Flush or recessed entrances are encouraged for new construction. Doors of wood or metal construction with a large rectangular glass light are appropriate for new entrances. Solid wood paneled doors or doors with small glass are not appropriate. The use of transoms in new door designs should be considered.
- d. **Balconies may be incorporated into the façades of new construction in the Downtown area.** Small balconies of a simple design may be appropriate provided they do not project past the front plane of existing adjacent buildings.

### C4) FAÇADE WIDTHS

- a. **New construction should maintain the appearance, and the spacing and rhythm of buildings in the Downtown area through vertical divisions that reinforce façade width.** New buildings constructed on narrow lots will largely conform to this guideline. However, buildings that are constructed over several lots, or are 50 feet or more in width, should be built with designs

that reinforce the spacing and arrangements of adjacent buildings. This can be done through the introduction of architectural elements on primary façades such as vertical divisions, the stepping of building heights or widths, and through the use of differing textures, materials, or colors.

- b. Buildings with upper façades of solid brick or glass walls or strong horizontal lines should not be constructed.**

*Most buildings in downtown Rock Hill were built on narrow lots of 25' to 60' in width. The lot sizes in the commercial area resulted in buildings which are more vertical in appearance than horizontal. Buildings constructed on the larger lots were often defined by vertical masonry piers, or other architectural details to divide the building into narrow, vertical sections. This pattern has resulted in a uniform rhythm on the primary building façades in the Downtown area.*

### **C5) BUILDING HEIGHTS**

- a. New building heights should be in accordance with the existing building heights in the Downtown area, but should not exceed six stories.**

Heights of buildings will vary depending on the dominant heights found on each block. The majority of buildings in the Downtown area are two to three stories in height, and the tallest are two early 20th century structures that are six stories in height.

At the corner of the 100 block of East Main Street and in the 200 block of East Main Street are two freestanding six-story buildings that do not share party walls with adjacent buildings. New construction in this block or the other edges of the historic district may match these building heights but should not exceed these heights.

### **C6) MATERIALS**

**Materials for new construction should be compatible with existing materials in color, texture, and dimensions.**

Masonry materials should be compatible in size, profile, and detailing with historic materials.

Brick is the preferred building material for downtown Rock Hill. New brick buildings should have brick that matches in dimensions and profile typical historic bricks in the Downtown area. Smooth bricks of dark red colors are preferred over textured bricks or brick with light colors. Oversized or undersized bricks should not be used.

Concrete may be allowed for foundations, upper façade decoration, or divisions if it is scored or textured to resemble brick.

Buildings with exterior surfaces of glass and metal, wood, vinyl, stucco, or EIFS should not be constructed.

*Virtually all buildings in downtown Rock Hill are of some type of masonry construction. Buildings are predominantly of brick construction with concrete and stone used for foundations, decorative elements, and belt courses. No frame building remains in the Downtown area.*

## C7) WINDOWS

- a. **New buildings in the Downtown area should maintain the existing alignment and proportions of upper- façade windows.**

Appropriate window shapes are rectangular and arched with vertical, rather than horizontal proportions. Square windows, narrow width horizontal windows, under- or oversized windows, and other designs out of keeping with traditional window forms and shapes should not be added.

- b. **Historic window details such as bay windows or sheet metal cornices should not be added to new buildings.** The use of brick corbelling or banding to define or decorate windows is appropriate.

*Most upper façades in the Downtown area have a minimum of two to three windows on each floor. These window openings are generally uniform in size and are closely aligned with window openings on adjacent buildings. The window arrangements and location on upper façades create a rhythm and pattern that is characteristic of the commercial area.*

## C8) SETBACKS

The Downtown zoning district does not have required setbacks. Therefore, these standards apply to the properties located within the Downtown (DTWN) zoning district that also are located within the Downtown Historic Overlay District.

- a. **New construction should maintain the existing alignment and lack of setback of existing historic buildings.** Buildings in the Downtown historic district were constructed flush with the sidewalk to maximize building exposure on the primary façade. This lack of setback is uniform for historic structures, and new construction should maintain this alignment.
- b. **Buildings that are constructed on the edges of the district or that do not share party walls with adjacent structures may have minimal setbacks for landscaped areas or pocket parks.**

## *PART 3: OUTSIDE THE DOWNTOWN ZONING DISTRICT*

### D. NEW COMMERCIAL CONSTRUCTION

With the exception listed below, all of the standards in this section apply to new commercial structures outside of the Downtown zoning district on the following types of properties:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

The standards in the *General Guidelines* section (Part 1) also apply.

*Exception:* New commercial buildings proposed for the historic districts that are mainly residential in character should be designed to respect the overall architectural character of the surrounding neighborhood, regardless of their proposed use. Refer to the section for *New Residential Construction* for more details on the standards that apply in that situation.

## D1) GENERAL

New construction should be compatible with the surrounding structures in foundation height, scale, massing, roof types, window and door arrangement, and parking areas.

## D2) ARCHITECTURAL STYLE, FORM & SCALE

The form of the new construction should be complementary to the surrounding neighborhood yet should be of its own period. Historic reproductions should be avoided.

New construction should be similar in scale and massing to the prevailing structures in the area. If a larger structure is proposed to be constructed, larger structures or long expanses of uninterrupted wall space should be divided into smaller units designed to fit the scale of the surrounding buildings. This can be achieved through the introduction of architectural elements on primary façades such as vertical divisions, the stepping of building heights or widths, and through the use of differing materials, textures, or colors.

## D3) FRONT FAÇADE

Regardless of the location of the main entrance, the front façade of the building should be oriented to the street with some type of front porch configuration. A sidewalk should be installed leading from the front porch to either the sidewalk at the front property line or the parking area located at the rear.

## D4) MATERIALS

Building materials should be visually similar to the materials used on surrounding structures. For example, if the majority of the structures have brick foundations, the new construction should utilize the same style with a brick veneer, and for areas where wood siding dominates, cementitious or exterior engineered wood siding and details may be used.

## D5) HEIGHT & SETBACKS

New construction should be compatible in height with adjacent structures, including floor-to-ceiling heights. Front and side yard setbacks should be similar along a block face. In many instances, front yards are a defining element of many of the City's historic districts and provide ample setback for new construction. This area should not be used for parking.

## **E. RESTORATION & REHABILITATION OF STRUCTURES OF A RESIDENTIAL CHARACTER**

All of the standards in this section apply to the restoration and rehabilitation of structures of a residential character outside of the Downtown zoning district on the following types of properties:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

This section applies whether the property is intended to be used residentially, or is intended to be converted to a commercial use.

In the latter case, when properties that were constructed as residences are converted to a commercial use, building modifications may be required or desired, and this section would apply. Note that these Guidelines do not control the use of a structure; the Zoning Ordinance does.

In both cases, the standards in the *General Guidelines* section (Part 1) also apply.

## E1) FOUNDATION WALLS

- a. **The original foundation walls should be preserved and maintained.**
- b. **Original brick pier foundations should not be enclosed** with concrete, artificial materials such as vinyl veneer, or other materials not consistent with the architectural design of the structure such as stone.
- c. **Foundations constructed of poured concrete or hollow-core concrete should be retained.** Concrete foundations should not be painted or stuccoed. Artificial materials such as aluminum or vinyl siding, or stone veneers should not be applied that would obscure these foundations.
- d. **To effectively screen out debris, pets, etc. it is recommended that wooden lattice panels be utilized.** Lattice panels were widespread at the turn of the century and allow ventilation under a residence while effectively screening the area beneath the house. Wood lattice panels built in 45-degree or 90-degree angles are appropriate and should be considered. Pre-fabricated panels utilizing a diamond or square opening no larger than two inches by two inches may be installed. Another alternative is the introduction of vertical wood slats between brick piers. This type of design is particularly effective for small openings beneath porches.
- e. **The use of concrete between brick piers is discouraged** but may be allowed if a smooth stucco surface or wash is added to the exterior surface of the new concrete wall. The added concrete walls should be recessed four to six inches behind the original brick piers. It is also recommended that frame lattice panels then be added in front of the stucco to effectively screen its appearance.



- f. **The introduction of brick lattice or pierced walls between brick piers is also acceptable.** The new brick should match the original brick as closely as possible, but if such a match is not feasible, the replacement brick should be painted the same color as the original brick. Added brick walls should also be recessed four to six inches behind the original piers.



*Foundations are structural elements above or below grade that support a building. In Rock Hill, the overwhelming majority of residences are built on brick foundations that are between one foot and two-and-a-half feet above grade. These brick foundations are both continual walls and piers. Most residences with brick pier foundations have had the areas between the piers enclosed with brick or concrete. Some residences constructed after 1910 were built with foundations of poured concrete or hollow concrete blocks, but most Bungalows and other house styles of the 1920s and 1930s continued to be built with brick foundations. The relatively high foundations found in Rock Hill's historic districts are important visual elements and contribute to a residence's overall appearance.*

*Solid brick foundation walls are primarily of common bond or stretcher bond brick and usually have some type of venting system to allow air flow under the house. These may be openings in the brick such as pierced open weave patterns or square openings with metal grilles. Brick pier foundations were built in square or rectangular designs of stretcher bond brick. The openings between the piers were left open or enclosed with wood lattice panels. In recent decades these openings have frequently been filled in with new brick or concrete. The contrast between the original brick and replacement brick is often quite apparent, and the contrast between the original brick and added concrete is even more striking. Original brick foundations should be preserved and maintained, and changes should be as unobtrusive as possible.*

## E2) EXTERIOR SIDING

- a. **Original wood siding and shingles should be maintained and preserved.** Cyclical maintenance such as repair and painting should be performed regularly to frame-constructed residences. It is important to recognize that all materials weather over time and that a weathered finish does not represent an inferior material but simply details the age of the building. Preserving materials showing signs of weathering is preferred over replacement.
- b. **The use of high-pressure or abrasive cleaning methods is not appropriate for maintenance as it destroys wood siding.** It is best to use the least destructive method possible to clean exterior siding.



SIDING IN NEED OF SCRAPING  
AND REPAINTING



SIDING DAMAGED BY HIGH PRESSURE  
WATER CLEANING METHOD

*Rock Hill's historic residences were built primarily between 1880 and 1940, and they have a variety of exterior siding materials.*

*The majority of exterior siding is horizontal lap siding such as weatherboard or clapboard. Weatherboards are long narrow boards with one edge thicker than the other and applied to overlap neighboring boards in a continuous pattern. Most exterior walls are composed of weatherboards from the frieze board beneath the roof to the sill board at the foundation.*

*Another less common exterior wood siding is that of shiplap siding. This siding is similar to that of weatherboard siding except for rabbeting or grooves where the siding overlaps. Shiplap siding became popular on homes built after 1900 and is found especially on Bungalow-style residences.*

*Wood shingle siding is also found throughout the historic districts, although in a limited fashion. Wood shingle siding is composed of hundreds of small interlocking wood shingles that are generally of square, elliptical, hexagonal, or saw tooth design. Common names for these types of shingles are staggered butt, fish scale, and saw tooth. These types of wood shingle treatments are generally found in gables, on the exterior of dormers, and the upper story of a two-story building. Other uses of these shingles include application as wide bands around a residence such as belt coursing or to define the exterior of a bay window. On rare occasions the entire residence may be completely covered in wood shingles from the roof to the foundation. An excellent example of this type of residence is the house at 222 Marion Street, which has an unusually rich variety of wood shingle styles and patterns.*

*In addition to these siding profiles, most frame residences also have a variety of exterior wood treatments. These may be as simple as wide frieze boards beneath the eaves and wide sill boards just above the foundation. These boards border and define the exterior siding and are most often plain, undecorated boards. A smaller number are decorative in nature with details such as dentils or modillion blocks attached to the frieze board or diagonal siding at the sill board.*

- c. **Where small areas of wood siding need to be replaced due to deterioration, the replacement area should be as small as possible unless the standards from (d) are met.** It is best to repair and patch cracks and holes in siding with caulking compounds or to do localized replacement as opposed to removing and replacing entire boards. If the overall condition and appearance of wood siding is sound, replacement is discouraged. If replacement is necessary, the replacement should be of wood and follow the profiles and design of the siding which it replaces. This includes horizontal weatherboards, frieze or fascia boards, sill boards, wood shingles, and other siding elements.
- d. **Full-scale replacement siding** may be allowed in the following circumstances.
  - i. ***On properties listed or eligible for listing on the National Register***, full-scale replacement siding is discouraged. However, a hardship exemption request for full-scale replacement siding may be considered under the regular process for that type of request as set forth on pages 10 and 11. The Board may grant the request if it finds that the request meets the standards for hardship exemption listed above and these two additional findings:
    - o A significant portion of the existing siding on all sides of the structure exhibits significant rot and deterioration, as determined by the City's Building Official or a



private home inspector; and

- o The replacement siding would not result in a loss, structurally or visually, of the significant form, features and detailing of the original structure.



SIDING THAT COULD BE CONSIDERED FOR REPLACEMENT



PROPER SIDING REPAIRS



When full-scale replacement is determined to be appropriate under the hardship exemption process, the following standards should guide the installation of the new siding:

- o Vinyl and aluminum siding should not be used.
- o The use of the same materials as were on the original structure is preferred over alternative materials. Existing siding that is not deteriorated should be salvaged from all sides of the structure and used on the front façade when possible.
- o However, visually compatible alternatives to wood (such as but not limited to cementitious fiberboard or engineered wood) may be allowed, provided that:
  - The new siding is of the same thickness as the old siding in order to create the same shadow line as before;
  - The new siding is of the same width as the old siding;
  - The new siding is smooth and not faux wood grain; and
  - The new siding does not conceal architectural details that are definitive of a particular architectural style.
  - The original corner and window trim, entrance trim, architectural details, etc., remain or will be repaired with like materials matching in dimensions and profile.

- ii. *On properties that are not listed or eligible for listing on the National Register, but that are considered to be contributing to the district*, the same standards and processes apply as for National Register-listed and -eligible properties, except that the Board of Historic Review is not required to make a finding that a significant portion of the existing siding on all sides of the structure exhibits significant rot and deterioration. The Board may make its determination of whether full-scale replacement siding is appropriate based on other factors of significance given by the property owner.
- iii. *On properties that are considered non-contributing*, full-scale replacement of siding is allowed without a hardship exemption process. The replacement siding may be wood or a siding that is visibly compatible alternative to wood (cementitious fiberboard or engineered wood), or any other material allowed under the Zoning Ordinance.
- e. **Exterior wood siding should not be concealed** by aluminum, steel, vinyl, brick and stone veneers, or other artificial materials.
- f. **Soffits, eaves, window and door surrounds, architectural details, and porch ceilings should not be concealed** with aluminum, steel, vinyl or other artificial sidings.



*Historic wood siding weathers and achieves its own distinctive appearance over time. This appearance is an important factor in defining the character of a house and establishing its age and style. In recent decades, many historic residences in Rock Hill have had the exterior siding concealed beneath added artificial sidings of aluminum, steel, vinyl, and other materials due to perceptions of the cost effectiveness of these materials as opposed to continued painting and maintenance of the wood siding. This concealment of the exterior siding has often resulted in the visual loss of exterior wood details that define and characterize a house.*

*Artificial sidings often do not match the dimensions and profiles of the wood siding, and conceal details such as wood shingles and window cornices. Artificial sidings are also inflexible and cannot duplicate curves on wood siding buildings such as projecting bays and bay windows. Instead of following the contours of historic residences, artificial sidings impose rigid angles and geometric patterns that detract from a building's original design and appearance.*

*A further problem with concealment of original wood siding is the reduced ability of the residence to "breathe." Wood has properties allowing it to expand and contract with the heating and cooling process. Artificial sidings compromise this natural process through the creation of a sealed barrier between the original siding and outside air. This can trap moisture between the original and added artificial sidings and lead to deterioration of not only the wood siding but also the structural frame work beneath. More significant moisture problems from faulty roofing or gutters may also be hidden from view by the added siding. In addition to hiding moisture problems, artificial sidings can also mask insect and termite infestation and make detection difficult. Proper installation of these siding materials cannot completely seal out these pests, and damage to the wood siding and structural framework of a house can go undetected for long periods of time.*

*Concealment of the original siding may also not be cost effective. All materials have certain life spans and aluminum, steel, and vinyl sidings are no exceptions. Numerous houses covered with these materials in the 1960s and 1970s have had the siding surface dent, fade, mottle, crack, or flake, which has necessitated the painting of the siding. The initial expense of installation and later required maintenance and painting will often not be economical in comparison with continued maintenance and painting of the original wood siding. The application of artificial sidings also has extremely low thermal values in terms of insulation and cost savings in energy bills are negligible.*

### E3) MASONRY

- a. The original masonry should be preserved and maintained.
- b. Exterior masonry details should not be removed or obscured.
- c. Repair of masonry walls and details is preferred over replacement. If replacement is required, new masonry should match the original as close as possible in color, texture, and profile.
- d. **Masonry that has not been previously painted should not be painted.** Exceptions to this are for masonry walls that have had extensive replacement or rebuilding that results in a patchwork of brick or stone surfaces and contrasting mortar. In this case, the masonry should be painted in a color replicating that of the original brick.

- e. **Exterior masonry should not be cleaned with abrasive methods such as sandblasting.** Exterior masonry should be cleaned using the least abrasive means possible. Detergent cleaning or steam cleaning is preferred over the use of chemicals. The cleaning of exterior unpainted brick should be undertaken only if the need for cleaning is clearly demonstrated. The weathering and light staining of brick over time helps to create brick's texture, coloring, and appearance. Some staining such as efflorescence from salt leaching can be harmful and should be cleaned. However, before initiating the wholesale cleaning of a brick façade, there should be careful consideration as to whether or not the expected results would be worth the trouble and expense.

If brick cleaning is undertaken, it should be with methods which are the least abrasive possible. A test panel of any proposed cleaning technique should be performed to determine its effectiveness and ensure that no damage to the brick would result. Simple detergent cleaning with water and natural bristle or synthetic brushes is recommended for removing light layers of dirt and soot. Low-pressure rinsing is acceptable as long as the pressure is begun at 100 pounds per square inch and kept below 300 – 400 pounds per square inch. Anything above that pressure could damage the brick and erode the mortar. Steam cleaning is also an acceptable cleaning method for most brick surfaces.

The use of chemicals to remove stains on exterior brick has been a popular and effective method of cleaning in the past. Chemical products are applied to the brick surface, then washed off after reacting with surface materials. While effective, chemical cleaning is costly and should be done by professionals. If done improperly, this cleaning method can be harmful to not only the brick but the area's immediate environment as well.

- f. **Masonry repointing should match the original.** The repointing of masonry should be with mortar to match the original in composition and appearance. New mortar joints should be raked to match the original.

Mortar for most pre-1940 buildings is composed of a mixture of lime and sand. This mortar composition allows for expansion and contraction of mortar joints between the bricks during hot and cold weather. Masonry repointing for pre-1940 structures should be of similar mortar composition and match in color or texture.

The use of Portland cement may be appropriate for some buildings constructed in the early 20th century. Where the original use of Portland cement is demonstrated, replacement in kind is appropriate. However, for most pre-1940 brick buildings, Portland cement is not an appropriate mortar material since it does not allow for joint expansion and contraction.

Most residences and commercial buildings have flush or concave joints and repointing should follow these original profiles. Mortar application should not extend to cover any part of the brick or masonry surface. Mortar should also be tinted or colored to match the original color after cleaning.

*Exterior masonry found in Rock Hill's residential areas include brick, stone, concrete, and terra cotta. Brick is the most common masonry material in Rock Hill and is used primarily as exterior walls, foundations, and chimneys. Exterior walls are of both brick and brick veneer. Late 19th century brick residences were built with the exterior walls providing structural stability and support. The use of brick veneers consisting of a single course of brick over frame support walls became popular for Bungalow-style residences. In both instances an exterior wall surface of brick defines the appearance and character of a building.*

*Exterior brick can be used not only as a wall surface but also to create decorative details and textures. Some residences have corbelled brick patterns and inlays while others have textured or colored brick. Different brick colors are used to define floors or used as belt courses between floors. Other bricks are molded into decorative forms such as curves, and classical motifs such as egg and dart designs.*

*The color and texture of bricks is an important defining feature as is the mortar that bonds the bricks. Mortar consisting of mixtures of sand or aggregates and lime was used to bond individual bricks during the late 19th and early 20th century. Typical mortar joints between the brick are white or off-white in color and are recessed or raked slightly from the face of the brick. On some houses the mortar was mixed with dyes or other coloring additives to provide color in the joints such as reds or browns.*

#### **E4) ENTRANCES AND DOORS**

- a. **The original entrance locations should be maintained.** The location and configuration of original entrance openings are essential to defining the character of a residence. Entrances on primary or readily visible secondary facades should not be enclosed or altered, and their original elements should not be removed. Alteration or removal of original entrances on rear facades or facades not readily visible from the street is discouraged but may be allowed. If removed, it is recommended that original doors be saved.
- b. **The original entrance elements, such as original doors (and hardware, such as locks), transoms, sidelights, and surrounds, should be preserved and retained.** These are significant defining elements. Doors that have not been previously painted should be left in a natural condition. The painting of doors that have a grained or stained finish should only take place if severely weathered. The replacement of original doors should not take place unless significant deterioration can be demonstrated.
- c. **New entrance openings should not be added on primary facades or readily visible secondary facades.** In several areas of Rock Hill, new entrances have been added on primary facades of both the first and second stories of homes during the conversion of single-family dwellings to multi-family dwellings. This has significantly altered the residences' appearance. New entrances for multi-family dwellings should be added only at rear facades or facades not readily visible from the street. If new entrances are added, it is recommended that window openings be enlarged rather than extensively removing the exterior wall and siding. This would assist future conversion back to single-family use through the removal of the entrance opening and re-creation of the original window.
- d. **New doors on primary and readily visible secondary facades should be of appropriate designs.** For residences built between 1880 and 1915, this may include single-light glass and

wood designs, and doors with four or five recessed panels. For residences built between 1915 and 1940, doors with multiple-glass light designs or single-light designs are appropriate.

Modern solid-core wood doors and similar variations may not be used as replacements for original doors on primary facades. Doors with ornate designs of wrought iron or similar metals also should not be installed.

- e. **Original wood screen doors should be preserved and maintained.**
- f. **The use of screen, security or storm doors on primary entrances is acceptable according to the following:**
  - Screen, security, and storm doors should match proportions, design, and colors of the entrance.
  - New screen doors should be of wood construction with plain, full-view designs to allow visibility of the original door. Screen doors with vertical and horizontal stiles and rails should match the rail and stile design on the original door.
  - Storm doors should have the same plain, full-view designs, and should be of wood or anodized aluminum in dark colors.
  - Security doors with extensive metal grillwork should not be installed on primary façades but may be installed on rear entrances or entrances not readily visible from the street.

*Entrances on historic residences in Rock Hill are often the location of extensive decorative elements. Many excellent examples of Queen Anne-style doors exist, with detailing such as incised panels, stained glass lights, or raised milled decoration. Entrance openings from this period also feature sidelights, transoms, and milled surrounds.*

*The majority of residences built in Rock Hill from 1880 to 1915 were built with rectangular doors at the primary entrance with large single-glass lights. This design is common throughout the historic districts and was popular until the Bungalow era of the 1920s.*

*Bungalow doors were often built with smaller panes of glass arranged in decorative designs. The use of beveled glass for doors, sidelights, and transoms was also popular for Bungalow residences.*





## E5) PORCHES AND DECKS

- a. **The original porch location and configuration should be preserved and maintained.**
- b. **The original wood or concrete porch floors should be maintained and preserved.** Wood porch floors should not be replaced with concrete. Porch floor areas that have become deteriorated or cracked should be repaired with matching materials rather than replaced.

*Porch floors in Rock Hill built prior to 1905 were almost always of wood construction. The most common designs were tongue-and-groove boards that interlocked and laid in one direction over a structural framework. Because porch floors are frequently exposed to the elements, periodic maintenance and repair is required. Where porch floors were not maintained, the result was often the replacement of sections of floor boards, especially in areas most prone to weathering. Rather than replace wood floors, some property owners had poured concrete porch floors added after 1910. Residences built after this time also had concrete porch floors added as opposed to wood floors.*

- c. **The original porch columns should be preserved and maintained.** Deteriorated porch columns should be repaired rather than replaced. If the base of a column is the only major site of damage, the replacement of the base rather than the entire column should occur.

When replacement is necessary, replacement columns on the primary façade should be designed to match the original wood columns. Metal or aluminum columns should not be used on the primary façade but may be used to replace wooden porch columns on rear or side facades not visible from the street. Original wood or brick columns on front or readily visible secondary facades should not be replaced with modern wrought iron columns.

Please refer to *Part 1: General Guidelines* regarding the use of substitute materials.

- d. **The original porch railings should be preserved and maintained.** Handrail or baluster replacement should be with materials to match the original.
- e. **The introduction of a new porch railing for a porch that was originally built without a railing is discouraged.** If required for safety or access reasons, the railing should be simple in design with square balusters. Decorative wrought iron handrails or rails of other metal materials should not be installed.



If handrails are desired, these should be of wood or metal in simple designs with square balusters and should be installed at the porch floor and sidewalks in order to eliminate damage to historic stairs and columns.



- f. **Porches on primary facades may be enclosed with screen panels** as long as the panels have the minimum number of vertical and horizontal framing members necessary to support the screening. These panels should be recessed behind the existing porch columns and railing, and framing should be of wood; metal frames should be avoided.
- g. **Porches on primary façades should not be enclosed with glass or other materials** to create a living space. Porches on secondary or rear façades may be enclosed with glass if the glass is set behind porch columns and railings, and if there are minimal vertical and horizontal framing elements.
- h. **Porches should not be added to a primary or readily visible secondary façades on residences that originally did not have porches on these façades.** If architectural or historic evidence exists that supports the previous existence of a porch, its restoration may be permitted.
- i. **Porches or decks on rear façades may be added as long as they are not readily visible from the street.**

*Porches in the historic residential areas of Rock Hill are found on the primary facades of most buildings. Porches are also found to a lesser degree on side and rear facades. In some cases, a large porch on the primary facade extends or wraps around a portion of the side facade. One-story, shed roof, full-width and partial-width porches are the most common forms found on Rock Hill residences. Two-story porches are uncommon. Another porch form also found are recessed or incised porches, which are located beneath the primary roof structure of the house. Porches are used not only as sheltered outdoor space but also serve to provide a transition from the exterior to the interior of a house.*

*Porches are one of the major defining elements of a residence's style, age, and character. Basic components of porches include the porch floor, columns, railings, decorative trim and ceilings. While the overall plan and form of porches remained much the same, porch treatments often changed from 1880 to 1940.*

*The invention of woodworking machines such as high speed lathes and jigsaws in the mid-19th century made it possible to turn out a wide variety of designs for house components. Because of its prominence on the primary facade of a residence, highly decorated porch columns, railings and decorative trim were often applied.*

- j. **Original concrete, brick, or wooden stairs leading to a porch or entrance should be preserved and maintained.** If repair or replacement is needed, the new materials should match the old. The painting of repaired concrete stairs is encouraged. The replacement of masonry stairs with wood should only be done if photographic evidence is presented that indicates that wood was the original material.
- k. **Pre-cast or pre-formed concrete stairs should not be installed on primary facades.**

*The majority of residences built before 1910 in Rock Hill had wooden steps or stairs leading to the porch or entrances. These wooden stair elements were often exposed to the elements, and frequently deteriorated over a period of 20 to 30 years.*

*Most existing wood stairs were built in recent decades but are still important in maintaining the character of a residence.*

*After 1910, the use of poured concrete or combinations of concrete and brick became common*

*Columns were milled with various decorative profiles, and both rounded and square designs were often combined in a single column. Turned balusters in various shapes and forms were applied beneath handrails, and milled panels, vergeboard, brackets, and spindled friezes were frequently applied at porch eaves. These decorative elements help define several styles of the late 19th century such as the Italianate, Queen Anne and Eastlake styles.*

*The economy and availability of these porch features also made these popular for more modest homes, and they are often the center of decoration. One-story porches with ornate columns and railings are found on various Folk Victorian plan residences in the districts and distinguish an otherwise simple or plain appearance.*

*From 1900 into the 1920s, a resurgence of interest occurred in the Colonial heritage of the country. Houses reflecting the Colonial Revival and Neo-Classical styles were constructed, and with these came porch columns reflecting formal Greek and Roman orders. The most common of these porch column forms were Tuscan columns. These columns are essentially simplified Doric columns with minimal detailing. Tuscan columns were mass produced and applied to many high-style Colonial Revival homes as well as Folk Victorian versions such as Foursquare residences. Other columns also used in this period were Ionic columns, which were distinguished by circular voluted capitals. Corinthian designs with ornate floral capitals are rare.*

*Balusters in porch railings for the Colonial Revival style are predominantly of two types: circular turned balusters in historic designs; and simple square balusters measuring between one inch and two inches square. These baluster designs are found on both the large Colonial Revival homes and the simpler Foursquare designs. The frieze boards of porches were either left plain or decorated with Greek or Roman designs such as dentils or modillion blocks.*

*By the 1920s, the Bungalow or Craftsman style became the dominant building form in Rock Hill, and with this style came more changes in porch details. Columns became larger, and many designs emphasized a tapering of the column from a narrow, plain capital to a larger, fuller base. The use of brick for porch columns was also widely used, with many brick columns also displaying a tapered effect. A common column form in Rock Hill from this period was tapered wood columns resting on brick piers. Concrete was also used for porch columns, and sometimes stones or rocks were embedded in the concrete for decorative effect. Concrete also became popular as the material for porch floors. Balusters in porch railings were fairly simple on Bungalow and Craftsman houses, and were generally variations on square or rectangular designs. Other porch railings were built of solid brick or brick with open weave or lattice patterns. Frieze boards were left plain or embellished with wood shingles.*

*Another characteristic of Rock Hill residences are the numerous homes built between 1880 and 1910 that were remodeled with Bungalow-style porches in the 1920s and 1930s. This remodeling is commonly found in houses across the South and suggests that many property owners wished to update porches in the prevailing style of day. Another explanation is that many of the porches in the 1920s were 20 to 30 years old, and rather than repair these in the original form, porches were simply removed and replaced with more substantial Bungalow-style elements of brick and concrete.*

*The preservation of pre-1940 porch elements on residences is one of the primary guidelines for historic neighborhoods. Porches are one of the most significant defining features of a house and original forms, designs, and details should not be altered.*

- l. Pre-cast or pre-formed concrete stairs should not be installed on primary facades.
- m. The construction of wood or brick decks on secondary or rear facades not readily visible from the street is allowed.

## E6) WINDOWS

- a. **The original window openings should be preserved and maintained. They should not be enclosed, reduced, expanded, or concealed.** The location and size of original window openings are important defining features of a residence. Historic window openings were generally built with a vertical emphasis, with the height being at least double that of their width. Original window openings should not be reduced or enclosed to make way for modern stock windows. Original window openings should also not be concealed beneath modern materials or expanded for large picture windows or entrance openings.
- b. **The original window details should be preserved and maintained.** Window design is an integral part of a residence's character. Original windows should be maintained and repaired with matching materials. Alterations and replacement should be with materials and designs to match the original.

Window sash and frames should be painted a contrasting color than the body of the house to provide contrast and depth to the window openings

The sash configuration of windows should not be altered. Replacement sashes should match the original designs in dimensions and lights. Snap-in muntins are not appropriate and should not be applied to original window sash. Replacement of original window sash should take place only if deterioration is clearly demonstrated.

Original stained glass, leaded glass, and other decorative glass features should not be removed from window openings. Conversely, elaborate stained glass or other decorative glass lights should not be added to a residence's primary or readily visible secondary facades if there is no evidence that such window features were ever present on a house.

Single-light fixed windows, picture windows, and modern metal designs should not be added on primary and readily visible secondary facades.

Replacement glass or lights should be of clear glass on the primary and readily visible secondary façades. Clear UV film may be applied in order to provide energy efficiency. Tinted glass should be installed only on rear or secondary facades not visible from the street.

*The majority of historic residences in Rock Hill have rectangular one-over-one wood sash windows. These windows are generally simple in design with minimal decoration in the moldings or surrounds. The use of stained, leaded, or etched glass was also limited in these years and these decorative glass features are most often found as small decorative windows adjacent to entrance openings or on secondary facades to illuminate stairwells.*

*Windows on Colonial Revival-influenced residences are also one-over-one wood sash but windows based on colonial designs such as six-over-six wood sash can also be found. Bungalow-style windows were generally divided into smaller lights or with the upper sash divided into narrow vertical lights.*

- c. **New window openings should not be added to the primary facade or readily visible secondary facades.** Window alterations on rear facades are discouraged but may be allowed as long as these alterations are not readily visible.

- d. **Exterior storm windows should match the original window opening in proportion and dimension.** The installation of storm windows is encouraged for energy conservation and protection of the original windows.

New storm windows should be of solid, full-view glass or have the meeting rail location match that of the original window profile. For small window openings, single-pane storm windows are appropriate.

Storm windows should be of wood, baked enamel or anodized aluminum in dark colors. Hues of red, brown and dark gray are preferred over white. The installation of raw or untreated aluminum frames is acceptable only if the aluminum is primed and painted.

Interior storm windows are appropriate and may be installed.

## E7) SHUTTERS

- a. **Window openings that never had shutters or exterior blinds should be left in this condition.** Ornamental shutters should not be added to residences that never had original shutters. If evidence of original shutters exists, new shutters should be of wood design and match the proportions of the window opening.
- b. **Original wood shutters and exterior blinds should be preserved and maintained.** Repair should be with materials and designs to match the original. If the need for replacement of original shutters and exterior blinds is demonstrated, replacement should be with materials and proportions to match the original.
- c. **New window shutters and exterior blinds should be in keeping with the historic appearance of the residence.**

New shutters and exterior blinds should be sized to cover the window opening if closed and be painted in a contrasting color to match the color of the window trim.

They should be of wood construction and of louvered designs rather than solid or raised panel designs. Metal or vinyl shutters, exterior blinds, or top-hinged hurricane shutters (Bahama shutters) should not be installed.

*Shutters and blinds were originally placed at window openings to protect windows from the elements and to block sunlight from entering a house in the summer. Residences were also built with interior shutters, and many residences in Rock Hill appear never to have had exterior shutters or blinds.*

*With the advent of air conditioning in the 20th century, the use of shutters diminished and many shutters now are used primarily as ornamentation as opposed to having a functional use.*

## E8) AWNINGS

- a. **Awnings may be applied at appropriate locations.** Canvas awnings should fully cover window, door, or porch openings but not be oversized to obscure areas of the facade or detailing. Retractable awnings may be installed on rear and non-visible secondary façades.
- b. **Canvas, vinyl-coated canvas, and acrylic are the most appropriate awning materials for pre-1940 residences.** Metal awnings, vinyl awnings, and other similar materials should not be applied; however, existing metal awnings may be replaced with duplicates. The only exception to this guideline would be the application of a metal or vinyl awning with a canvas



overlay. This awning combination should have the appearance of a canvas awning from the street or sidewalk.

- c. **The most appropriate awning designs for pre-1940 dwellings are standard or shed awnings.** Also acceptable are circular or accordion designs. Box or casement awnings are more non-traditional and less desirable; however, these may be installed if requested. Valances should be in keeping with traditional patterns such as scalloped, wave, or saw tooth designs.
- d. **Installation of awning frames should create as little damage to the building as possible,** including installation within mortar joints on masonry buildings.

*The use of awnings is believed to have been less in residential areas than in commercial areas in the late 19th and early 20th century, but the practice was still fairly widespread. Historic photographs of residential areas from this era often picture residences with canvas awnings over the main entrance, over windows, or placed at the eaves of porches. These awnings served the same functions as for commercial buildings—blocking sunlight and aiding in the natural cooling process.*

*Canvas awnings gradually fell from favor due to a limited life span, the widespread use of air conditioning, and the introduction of new materials. Awnings extensively marketed in the 1950s through the 1970s were primarily of aluminum or vinyl and are still found on many residences in Rock Hill. Awnings are now used not only to help lower energy costs but are often also added as decorative features to homes. The use of awnings on residences is appropriate within certain conditions of size, materials, and design.*

## E9) ROOFS

- a. **The original roof form should be preserved.** Roof forms and pitch should not be altered on primary or readily visible secondary facades. Original roofs should not be raised for additional stories.

*Roof forms in the Rock Hill districts are primarily variations of gable and hipped designs. Other roof forms such as mansard, flat, or shed roofs are rare or do not exist. These original roof forms and pitch are important to the character of the district.*

- b. **The original roof materials should be preserved.** Original roof materials such as metal standing seam, slate, and tile should be maintained and preserved.





- c. **If sections of original roofs are deteriorated, they should be replaced according to the following:**
- Wholesale removal of metal standing seam roofs should not take place without significant deterioration being demonstrated.
  - Wholesale removal of slate or tile roofs should not occur unless irreparable damage can be clearly demonstrated. A number of slate and tile replicas have been introduced; proposed replacement should be similar in thickness and detail as the original.
  - Asphalt, asbestos or composition roofs that were added on homes after 1940 may be replaced with new asphalt roofs when necessary. Dark colors for asphalt roofs such as black, dark red, brown and dark green are preferred over lighter colors.
  - Residences that have evidence of wood shingle roofs may have replacement wood shingle roofs added if desired. These roofs should be of shingle design to match the original. Residences that do not have evidence of wood shingle roofs should not receive this roofing material.

*Roofing materials in Rock Hill at the turn of the century would have included slate, metal standing seam, metal shingles, clay tile, and wood shingles. After 1900, the use of asbestos or composition roofs became popular for economical cost and fire protection.*

*Of the historic roofing materials that remain, slate, clay tiles, and metal standing seam roofs are the most common. A surprising number of wood shingle roofs exist in Rock Hill but are located beneath added asphalt or composition roof surfaces.*

- d. **Ornamentation such as finials and balustrades should not be altered or removed.**
- e. **Original dormers and inclusive decorative elements such as vent windows should be preserved and maintained.**
- f. **New dormers, skylights, or gables should not be added on primary or readily visible secondary facades.** In other locations, new dormers, skylights, and gables are discouraged but may be added if in proportion to the building and not readily visible from the street or sidewalk. Flush or flat skylights are preferred over raised or bubble designs.

## **E10) CHIMNEYS**

- a. **Original chimneys should be maintained and preserved.** Masonry chimneys should not be removed above the roofline. Decorative brick corbelling and clay chimney caps should not be removed.
- b. **The repair and replacement of brick chimneys should be of materials to match the original.** If a match proves unfeasible, the painting of chimneys is acceptable in shades of dark red and burgundy.

Additionally, if a chimney is in poor condition or has been extensively patched and re-pointed, it may be appropriate to cover the exterior surface with stucco. Stucco should only be used where a chimney's appearance detracts from the appearance of a residence.

The use of clay, slate, or stone chimney caps is preferred over modern metal caps.

*Rock Hill residences have both interior and exterior brick chimneys. Chimneys of stone or stone veneer are much less common.*

*Chimneys are important architectural features. Some chimneys were built with decorative corbelling and recessed brick panels and are of particular significance.*

## E11) COLORS

- a. **Exterior paint colors should be in keeping with a building's style and time period.** While paint colors will not be restricted, original color schemes based upon paint analyses are encouraged. Bright or fluorescent hues should not be used. In recent decades, it has been a common practice to paint historic residences shades of white rather than repeating the historic color arrangement. Property owners are encouraged to return to appropriate colors for their residence instead of continuing white as the dominant color.

*For buildings constructed between 1880 and 1910, a wide variety of colors were utilized. Colors such as tans, greens, reds, and grays were all widely used for the exterior siding of a residence. After 1900, residences with Colonial Revival influences such as foursquare types were generally painted in shades of white or yellow; Bungalows were generally of darker colors such as browns and grays. The use of stained shingles on upper facades of Bungalows was also used to provide color.*

- b. **Exterior paint colors should highlight architectural details.** In order to showcase architectural details, the exterior siding or body of a residence should be painted dark or muted colors with lighter colors used to highlight architectural trim and ornamentation. One to two accent colors in addition to the background color are best for most residences.

*Historically, architectural combinations of ornamentation and the exterior siding of a residence were rarely painted the same color. Architectural ornamentation was usually painted in a variety of lighter colors to highlight designs. Light colors are appropriate for details such as vergeboard, eave brackets, and dentils. Window trim and surrounds and wood shingles are also good locations to highlight through light colors. No more than two accent colors in addition to the color of the exterior siding are recommended. Additional colors may result in the residence becoming too busy and confusing.*

*Numerous publications are readily available to provide recommendations for historic paint colors. Such publications can provide valuable information in choosing paint colors for specific*

- c. **Paint should not be removed from wood or brick surfaces through sandblasting or other abrasive methods.** Such methods pit and erode the original surface.
- d. **Masonry that has not been painted should remain unpainted** except in cases where the brick or mortar has been patched, re-pointed, or repaired with significantly contrasting materials, colors, and textures.
- e. **Exterior surfaces of stained wood shingles should be re-stained as opposed to painted.**

## E12) EXTERIOR ENTRANCE STAIRCASES

A number of residences in the Rock Hill districts were converted to multi-family dwellings in the past. To access upper-floor apartments and meet fire code requirements, it has often been necessary to install exterior staircases. **Exterior entrance staircases may be allowed according to the following:**

- a. **Staircases leading to upper-floor entrances should not be placed on the primary façade or on readily visible secondary façades** because they detract from a property's original design and character. Rear façades or secondary façades not readily visible from the street are the only locations that will be considered for exterior entrance staircases.
- b. **Staircases of wood construction are more appropriate than those of wrought iron or other metal construction.**

## F. NEW RESIDENTIAL CONSTRUCTION

### F1) ARCHITECTURAL STYLE

**New construction in the residential area should be of its period. Historic reproductions should be avoided** since these may cause observers to confuse a new building for an historic building.

Successful new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression. These forms include the location and orientation of the building on the site; architectural form, scale, mass, and height in relation to other buildings within the same district; proportions and location of doors and windows on the front façade; architectural details; roof shape; size and orientation of porches; and materials of construction.

Buildings should not be constructed that imitate ante-bellum architectural styles because such buildings would reflect a time period that precedes Rock Hill's growth and development.

Decorative elements such as shutters, awnings, canopies, and other architectural details may be used if it can be demonstrated that other structures along the same block face use similar elements, the elements are in proportion, and are part of an overall design scheme. Further details regarding proportion can be found in *Section E: Restoration and Rehabilitation of Structures of Residential Character*.

### F2) MATERIALS

**Materials for new construction should be visually compatible with the historic materials of the surrounding historic buildings.**

- a. Residences in the historic districts of Rock Hill are primarily of frame and brick construction, with frame construction prevailing within the historic neighborhoods of Rock Hill. Blocks with a minimum ratio of one brick building for every two frame buildings are acceptable locations for new brick construction.

Buildings of brick construction should be compatible with surrounding historic brick buildings in width of the mortar joints and size, scale, color, and texture of the bricks. Oversized or

All of the standards in this section apply to new residential construction outside of the Downtown zoning district for the following categories of properties:

- National Register-listed and -eligible properties
- Contributing properties
- Non-contributing properties

The standards in the *General Guidelines* section (Part 1) also apply.

undersized bricks, light colored or patterned brick, or unusually wide or narrow mortar joints should not be used. Other masonry materials such as concrete, stone veneers, or aggregate and stucco mixtures should not be used.

- b. **Exterior siding and trim elements (door and window surrounds, columns, etc.) for frame buildings should be of weatherboard, clapboard or shiplap siding design in widths of four to six inches. Materials may include wood, cementitious siding, or exterior engineered wood.** Vinyl siding and aluminum siding materials and trim are not compatible with the historic neighborhoods and should not be used in new construction.
- c. **Porch details such as columns and railings should be of wood, cementitious board, exterior engineered wood, or brick.** Aluminum, wrought iron, or other metals should not be used as porch elements on the primary facade.
- d. **Foundations may be of brick or concrete.** If concrete blocks are used, these should be painted or covered with stucco. Concrete blocks that resemble stone or are scored may also be used.
- e. **Acceptable roof materials are asphalt shingles and metal standing seam; slate-look shingles may be used on architecturally compatible buildings.** Wood shingle roofs should not be added.

### F3) ENTRANCES

- a. **New residences should have the main entrances located on the primary or street facades.** Historic residences in Rock Hill were built with the main or primary entrance on the street facade. This characteristic is found throughout the City's older neighborhoods, and new construction should maintain this orientation.

New dwellings may also have entrances on secondary facades, and in some cases these entrances may be the most heavily used. However, the entrance on the main or street facade should have proportions and detailing that gives it the appearance of being the primary entrance.

- b. **For new buildings on corner lots, the primary entrance should be placed on the facade that is considered to be the primary or dominant street.** Entrances on both the primary and secondary facades are also allowed for buildings on corner lots.

### F4) PORCHES

- a. **New construction in residential areas should have porches on primary or street facades. The design, placement, height, and size and proportion of these porches should be in accordance with adjacent buildings along the block.** Oversized porches or balconies not in keeping with historic Rock Hill residences should not be constructed. Porches should have depths of at least six feet.

*Almost all Rock Hill historic residences have some type of porch on the primary or street facade. These porches vary with some extending across the entire width of a facade or being as minimal as a small entry porch at the entrance. These porches are generally one-story in height and two-story porches are rare.*

- b. **Porches should have simple square or round columns and balusters.** Porch columns should be a minimum of six inches and a maximum of ten inches in diameter or square. Ornate milled columns or variations of Greek orders are too imitative and should not be added to

porches on primary facades.

- c. Simple balusters for porch railings are appropriate.
- d. Two-story porches are not recommended unless other structures within the same block exhibit some type of second floor porch or balcony.

#### F5) DOOR AND WINDOW OPENINGS

- a. **On the primary façade, new construction should maintain the rhythm and spacing of window and door openings of adjacent historic residences.** The rhythm and spacing of windows and doors is a significant characteristic of historic residences, and this rhythm should be maintained and continued on new buildings.

Primary facades should not have blank walls or walls with only one door or window opening.

*The primary or street facades of historic residences in the Rock Hill districts have at least two and more often three to four door and window openings. The most common arrangements are window-door, window-door-window, window-window-door-window-window, or window-window-door.*

- b. **Window and door openings should not exceed the height and width ratios of adjacent buildings by more than 10%.** The height and width of window and door openings should also be in accordance with neighboring structures. Oversized doors or undersized doors or windows should not be built on primary or readily visible secondary facades. Door and window openings should not exceed the height and width ratios of adjacent buildings by more than 10%.

If window shutters or awnings are desired these should meet the size and configuration guidelines set forth in the *Rehabilitation Guidelines*.

#### F6) ROOFS

- a. **Roof forms and orientation should be consistent with adjacent buildings.** The most common roof forms in the Rock Hill historic neighborhoods are variations of gable and hipped forms. Almost all of these roof forms have the ridge line parallel to the street. New construction should have roofs of gable or hipped designs that have this orientation as well.

Flat roofs, mansard roofs, shed roofs, and similar designs should be avoided unless there are other examples within the same block face, and the new construction meets the other design requirements for new construction in the historic districts.

- b. **Roof slope ratio should be a minimum of 6 to 12 and a maximum of 12 to 12.**
- c. **Roof eaves should be a minimum of 8 inches.**
- d. **Where a chimney is proposed, it should be of brick regardless of the type of fireplace installed.** Residences were typically constructed with multiple brick fireplaces. As heating sources improved over the last century, the need for numerous fireplaces diminished and original fireplaces were fitted with alternative heating sources or completely enclosed. Where a fireplace is desired in new construction, the chimney should be of brick to match the chimneys of nearby historic structures.

## F7) FOUNDATIONS

**Foundation height for new construction should be compatible with adjacent structures.** New construction in residential areas should have foundation heights of at least one foot above grade on the primary facade. The height of the foundation should be within 10% of the average foundation height on adjacent structures.

Brick construction should have the foundation level delineated through some type of belt course such as soldier or sailor coursing.

*Historic residential structures in Rock Hill are built on raised foundations. The heights of these foundations vary from one foot above grade to three feet above grade on the primary facade. Foundation heights often increase several more feet on secondary and rear facades due to grade changes on the lot.*

## F8) HEIGHT

- a. **New construction should be compatible in height with adjacent structures.** Building heights for residences in Rock Hill's historic areas vary from 1 to 2 ½ stories. New construction should vary no more than 10% with the average height of other buildings along the block. Two-story buildings are appropriate for most blocks in the historic districts. One-story buildings are not appropriate for blocks dominated by two-story structures.
- b. **New construction should be compatible with adjacent historic structures in floor-to-ceiling heights. Appropriate heights for new construction are eight to ten feet.** Historic residences in Rock Hill have consistent floor to ceiling heights. These dimensions are expressed on the exterior of residences by the size and location of door and window openings, roof lines, horizontal belt courses, and other elements. New construction should respect these vertical and horizontal dimensions.

## F9) SETBACKS

- a. **New construction should be compatible with the front setbacks of adjacent structures.** New structures should be neither placed closer nor farther back than average.

*Residences in the historic areas are set back certain distances from the street to provide for a front yard. The depth of the setback varies but it is generally at least 10 feet in mill villages and 25 feet in other historic neighborhoods.*

- b. **Side yard setbacks for new construction should maintain the rhythm and spatial arrangements found along the same block face.** New construction should go beyond existing zoning requirements for side yard setbacks to correspond with the rhythm and spacing typical of its street and block.

*Streetscapes throughout Rock Hill have certain rhythms that are created by the spatial distances between buildings. These distances vary from block to block depending on the size of lots and the density of construction. In areas such as the Victoria Mill Village, the distance averages around 10 feet between houses while those in the 400 and 500 blocks of East Main Street are generally 25 to 30 feet apart.*



## APPENDIX A: HISTORIC DISTRICTS & APPLICATION OF THE GUIDELINES

While the historic districts are composed mainly of properties that contribute to its character, some “non-contributing” properties were constructed prior to the establishment of the districts and the adoption of these Guidelines. In order to provide some flexibility in the application of the standards to the different categories of properties, the properties within the Historic Overlay District have been categorized in the following table to help streamline the Certificate of Appropriateness process.

**Red or Orange** Columns: These are considered the most significant and valuable of the historic properties. The ones in the red column have been listed on the National Register of Historic Places, and the ones in the orange column are eligible for National Register listing.

**Yellow** Columns: These properties are not eligible for listing on the National Register, but are significant in that they help in creating the overall historic character of the district.

**Green** Columns: These are non-contributing properties that exist within an historic district. They do not exhibit any features that add to the historic character of the neighborhood, such as a bank building within a residential neighborhood.

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
<b>Reid Street/North Confederate Avenue Area Historic District</b>						
Reid	110-112-114	X				
	116	X				
	119	X				
	120	X				
	124-132 even	X				
	125	X				
	131	X				
	136	X				
	137	X				
	138	X				
	143	X				
	148			X		
N Confederate	111			X		
	114	X				
	115	X				
	119	X				
	120-124				X	Apartments
	125	X				
	128				X	Lot
	131	X				
	132	X				
	137	X				
	143		X			

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
East Main	351			X		
	355	X				
	359	X				
	363	X				
	371				X	Commercial building
	401-403	X				
East White	258-260	X				White Home
	320				X	Lot
	331			X		
	332				X	Commercial building
	343			X		
	352				X	Parking lot
	355			X		
	403		X			
	411		X			
	417		X			
	423		X			
Pendleton	370				X	
	374				X	
	404			X		
<b>East Main Street Area Historic District</b>						
East Main	404				X	Commercial
	411				X	Apartments
	414			X		
	419				X	Commercial
	422			X		
	427				X	Commercial
	432			X		
	503-525				X	MP-R
	504			X		
	510			X		
	516				X	Parking lot
	522			X		
	531			X		
	532			X		
	535			X		
	538			X		
	541			X		
	546			X		
	549			X		
	600			X		
	603			X		
	604			X		
	610			X		
	611			X		
	615			X		
	618-620			X		
	621			X		

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
	624			X		
	627			X		
	630			X		
	633			X		
	636			X		
	637			X		
	639-645				X	Apartments
	640			X		
	647			X		
	648			X		
	653			X		
	654			X		
	659			X		
	662			X		
<b>Downtown Area Historic District (Old Town)</b>						
East Main	113		X			
	114		X			
	115				X	Parking lot
	116		X			
	120		X			
	121-123		X			
	122		X			
	125		X			
	127-133	X				
	128		X			
	130		X			
	134				X	City Plaza
	135		X			
	139				X	Apartments – newer construction
	140		X			
	141		X			
	143		X			
	146		X			
	147		X			
	148		X			
	151		X			
	153-155		X			
	156	X				
	157	X				
	201	X				
	202	X				
	206	X				
	210	X				
	212	X				
	215	X				
	223-227	X				
Elk	115				X	

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
	117		X			
	123-125		X			
<b>Hampton</b>	101		X			
	107			X		
	109		X			
	112		X			
	113			X		
	116		X			
	117-119		X			
	125		X			
	131		X			
<b>Caldwell</b>	120				X	Parking Lot
	126				X	Freedom Center offices
	140	X				Episcopal Church
<b>Oakland</b>	320				X	Parking lot
	323-325	X				
	341				X	Parking lot
<b>East White</b>	201-225	X				
<b>Marion Street Area Historic District</b>						
<b>Marion</b>	207	X				
	211			X		
	212	X				
	216	X				
	219			X		
	222	X				
	225	X				
	228	X				
	229	X				
	233	X				
	236	X				
	237	X				
	240-246	X				
	241			X		
	250	X				
	254	X				
	303	X				
	304	X				
	312	X				
	315	X				
	318	X				
	323			X		
	324	X				
	330	X				
	331	X				
	336-340			X		
	344	X				
	350	X				

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
	351				X	Park area
	352	X				
<b>Center</b>	616				X	Lot
	622	X				
	625			X		
	626	X				
	629			X		
	630	X				
	631				X	Newer construction
	635			X		
	636	X				
<b>Green</b>	315			X		
	318			X		
	319			X		
	322			X		
	325			X		
	326			X		
	329			X		
	330			X		
	335			X		
	336				X	Newer construction
	337			X		
	339			X		
	344				X	Newer construction
	350	X				Park Area
<b>Johnston</b>	204	X				
	214				X	Commercial building
	215			X		
	218-222			X		
	219			X		
	223				X	Lot
	227			X		
	228				X	Commercial Building
	229			X		
	233			X		
	234			X		
	240			X		
	249			X		
<b>Hampton</b>	319				X	Lot
	321				X	Lot
<b>Whitner</b>	260			X		
<b>Charlotte Avenue/Aiken Avenue Area Historic District</b>						
Charlotte	401	X				
	407	X				
	411-415	X				
	434			X		
	508				X	Newer construction

Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
Aiken	607	X				
	608	X				
	616			X		
	619	X				
	620	X				
College	600			X		
<b>Oakland Avenue Area Historic District</b>						
Oakland	200				X	J M Cherry Home (wall only)
	201				X	Commercial
	216				X	
	219				X	
	224		X			
	227	X				
	232		X			
	235				X	Commercial building
	238			X		
	241				X	Commercial building
	242		X			
	260				X	Parking lot
	305				X	Commercial building
	306		X			
	310-312		X			
	311		X			
	314		X			
	319				X	Commercial building
	320		X			
	323				X	Commercial building
	326		X			
	331				X	Commercial building
	334		X			
	339		X			
	340		X			
	348		X			
	350				X	Alley
	353	X				
	356				X	Commercial building
	359-361				X	
	362				X	
	404-406				X	
	410				X	
	411				X	
	412				X	Parking lot
	415				X	Commercial building
	417				X	
	418				X	Parking lot
	419				X	Commercial building
	421		X			
	426		X			



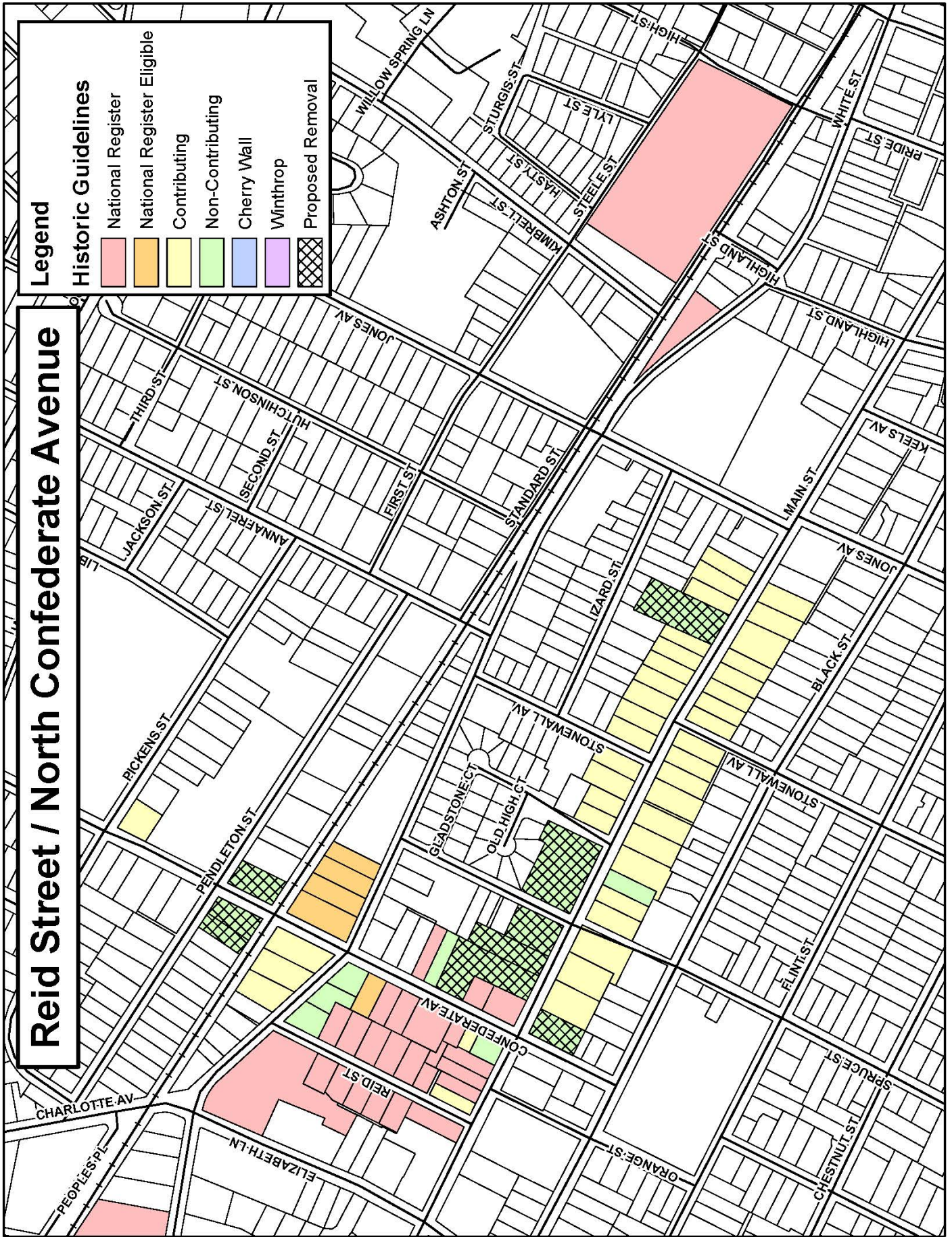
Street	Number	NR	NR Eligible	Contributing	Non-Contributing	Notes
	504				X	Commercial building
	505		X			
	510			X		
	514				X	Commercial building
	515		X			
Union	417-419			X	X	Oakland side is parking lot
Wilson	313			X		City Council - 3/8/2021
<b>Winthrop Historic District</b>						
Oakland	516				X	City notified only of demolitions
	520			X		
	526				X	
	536				X	
	620				X	
	624-630			X		
	636			X		
	638			X		
Sumter	512			X		
Campus						
<b>Individually Designated Properties</b>						
N Confederate	334			X		Fennell House
East Main	234	X				First Presbyterian Church
Chatham	300	X				Cotton Factory (portion only)
S Oakland	122			X		Williams Gulf Station
East Black	228		X			McCosh House
West Black	339	X				Mt Prospect Baptist Church
West Main	228			X		Harper-Holler House
Dave Lyle Blvd	442-446	X				Hermon Presbyterian Church
	527		X			New Mt Olivet AME Zion
	538	X				Afro-American Insurance Bldg
College	633-641	X				McCorkle-Fewell-Long House
Ebenezer	1544		X			Shurley-Mickle House
	1657-1661		X			McCallum House
	1770-1774		X			Bishop House
	1800-1804		X			Richards House
	1858		X			Long House
	1865		X			Matthews House
	1902		X			Ebenezer Manse
	2132	X				Ebenezer Academy (brick bldg only)
Standard	923	X				Highland Park Mill Complex
East White	731	X				Highland Park Mill Complex

# Reid Street / North Confederate Avenue

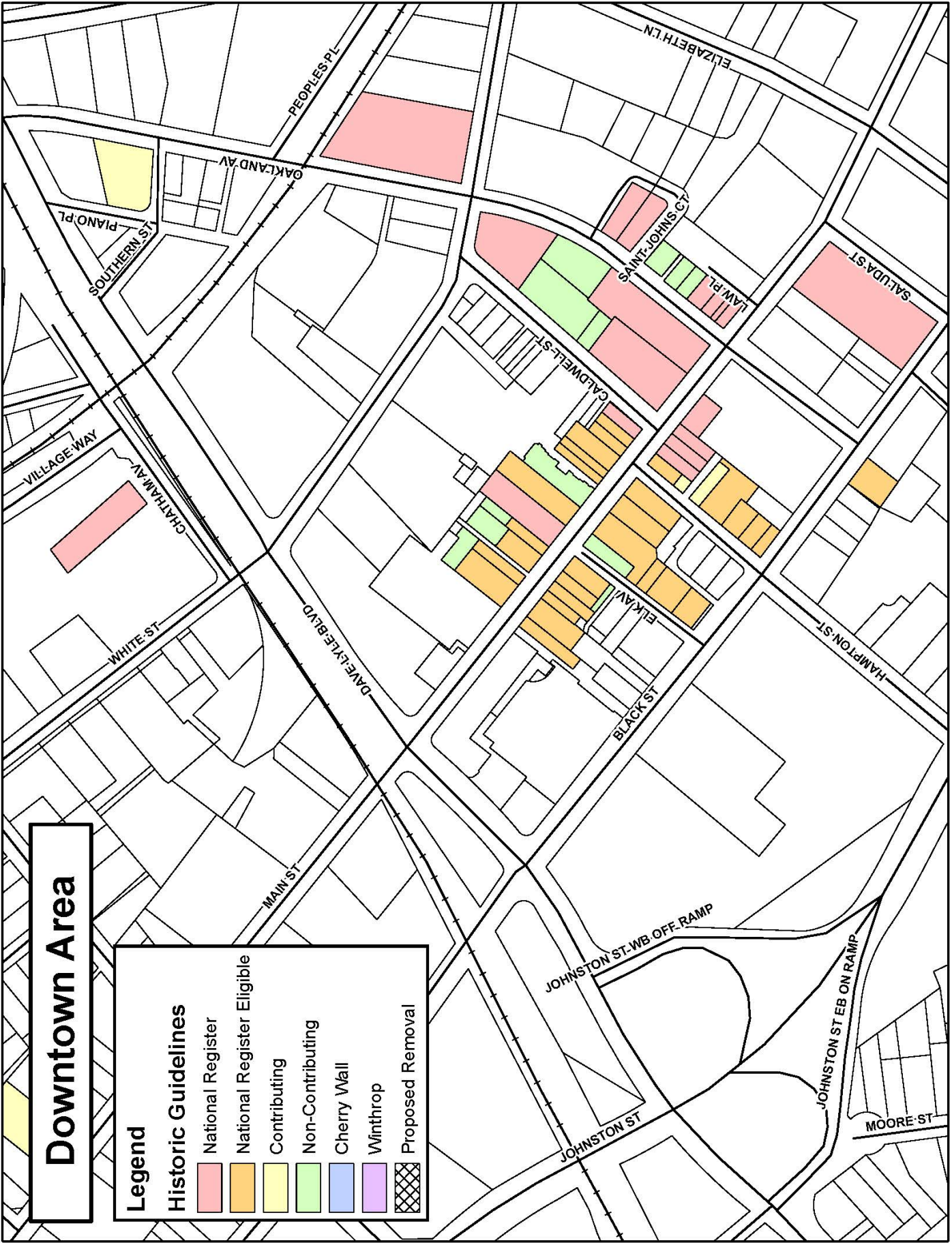
## Legend

### Historic Guidelines








- National Register
- National Register Eligible
- Contributing
- Non-Contributing
- Cherry Wall
- Winthrop
- Proposed Removal







# Downtown Area

Legend	
<b>Historic Guidelines</b>	
	National Register
	National Register Eligible
	Contributing
	Non-Contributing
	Cherry Wall
	Winthrop
	Proposed Removal



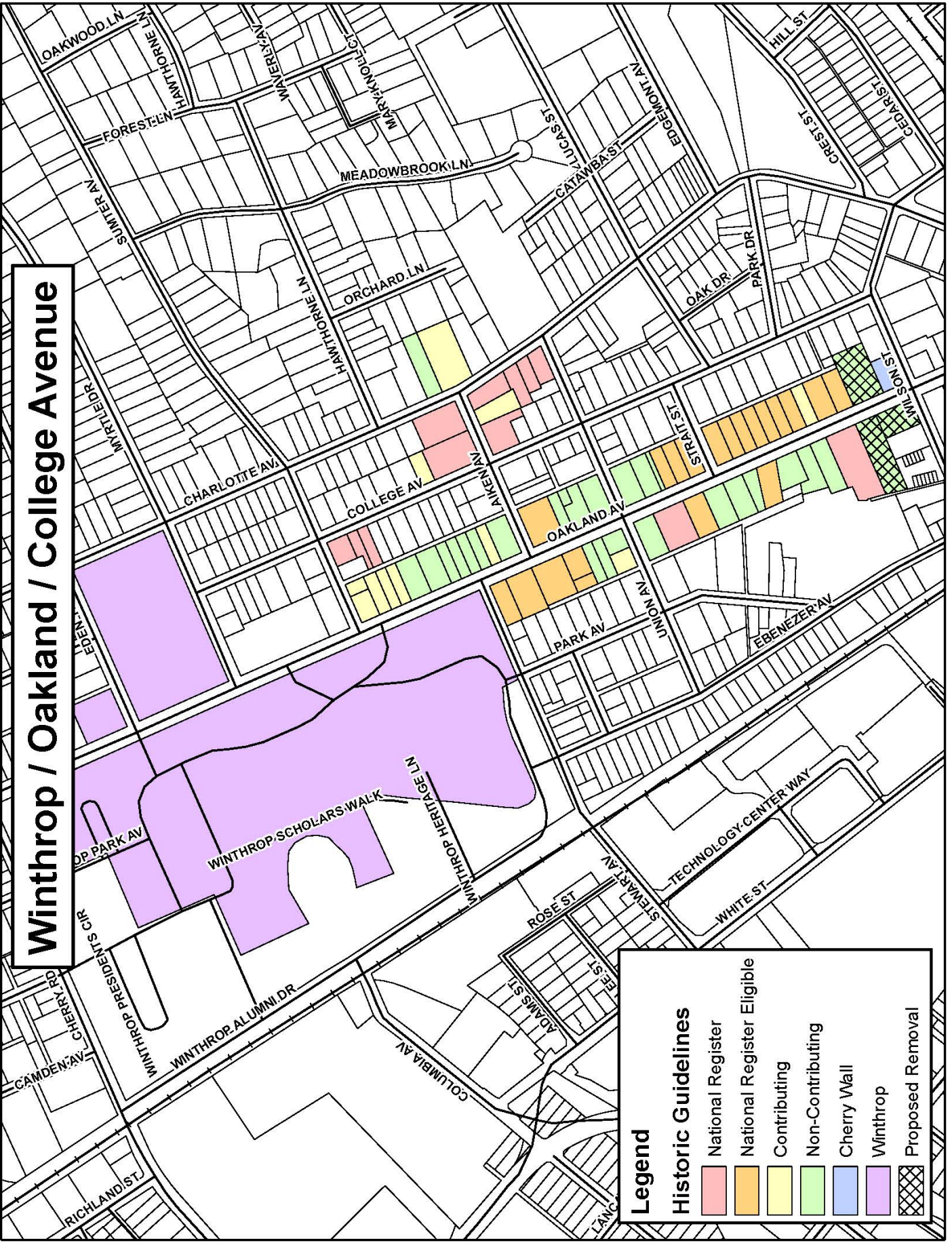
**Marion Street**

**Legend**

**Historic Guidelines**

- National Register
- National Register Eligible
- Contributing
- Non-Contributing
- Cherry Wall
- Winthrop
- Proposed Removal





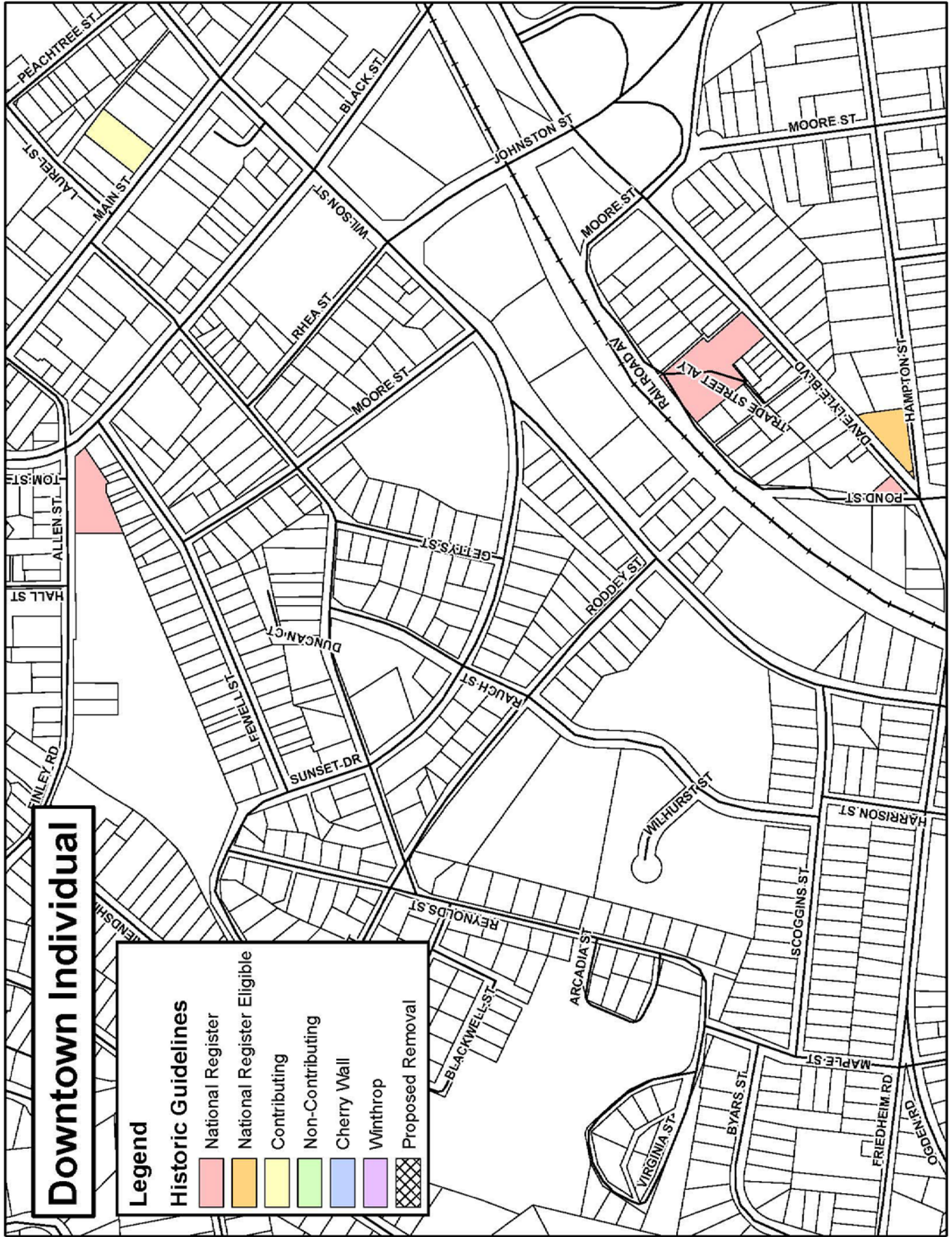
# Winthrop / Oakland / College Avenue

**Legend**

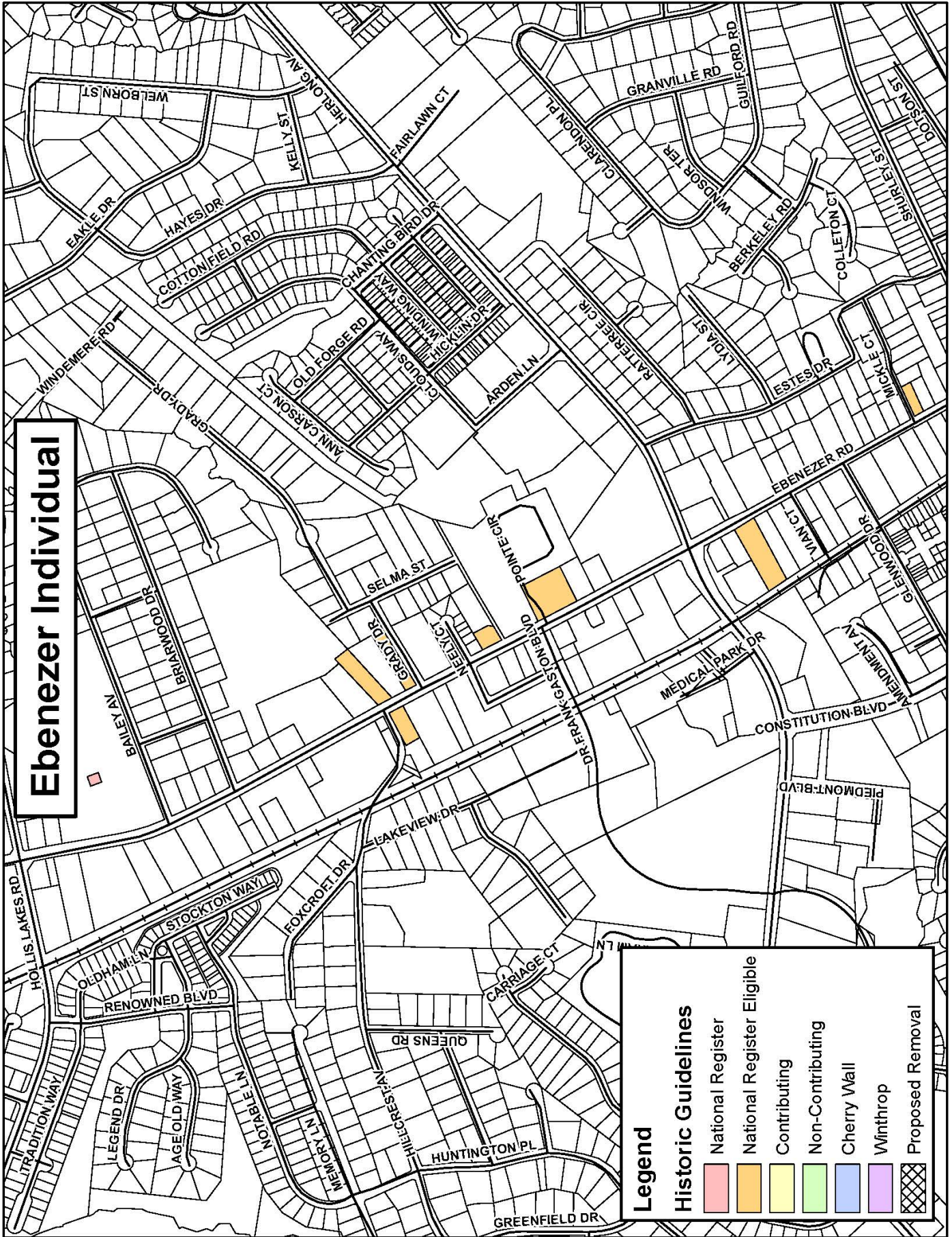
**Historic Guidelines**

- National Register
- National Register Eligible
- Contributing
- Non-Contributing
- Cherry Wall
- Winthrop
- Proposed Removal









## APPENDIX B: ARCHITECTURAL OVERVIEW

Rock Hill is a relatively young city by South Carolina standards. The survey of the town did not occur until 1851 and by the time of the Civil War, Rock Hill consisted of a small collection of commercial buildings and residences. The oldest remaining structures inside the City limits are ante-bellum plantation houses that pre-date the establishment of the community. These residences include the McCorkle-Fewell-Long House built ca. 1820, the White House built in 1832, the B.F. Rawlinson House built in 1857, and the Barron-Fewell-Shurley House in Ebenezer. These four residences share common features such as a central passage floor plans, frame, two-story construction, and Greek Revival-influenced detailing.

Following the Civil War, Rock Hill began a period of rapid growth and expansion. The location of the town along major rail lines enabled it to become a center for the shipment of cotton. By the 1880s, cotton had become so dominant that several large cotton mills were established. The Rock Hill Cotton Factory, the Standard Mill, and the Arcade Cotton Mills were all built in the 1880s, and others followed in the 1890s. These mills were generally large masonry structures two to three-stories in height and were built with Italianate-influenced detailing. The mills employed hundreds of workers and residential areas expanded from the downtown area in all directions.

Many of the existing buildings in the commercial and inner city residential sections of Rock Hill were built in the late 19th century. With the economic growth spurred by the mills, Rock Hill's commercial area was transformed into rows of one to four-story brick buildings. These buildings were constructed with designs typical of the period reflecting the Italianate and Romanesque styles. These commercial buildings were generally built with large glass storefronts and upper facades of masonry construction. Windows on upper floors were often arched and at the rooflines were corbelled brick cornices or cornices of sheet metal.

Residential construction during this period included both large homes for the well-to-do residents of the City and more modest, smaller-scale vernacular residences in and around the mill villages. High-style residential designs of the period such as Queen Anne and Italianate were built along Main Street and Oakland Avenue. One of the best examples of the Queen Anne style in the City is the Anderson House at 227 Oakland Avenue, which is a Barber mail order house. Other residences built in local interpretations of these styles were built by the middle class along these and adjacent streets. The growing prosperity of the community resulted in several fashionable neighborhoods to the north, south, and west of the commercial area.

Large collections of residences were also built by the mills to provide housing for workers. These mill villages contained anywhere from a dozen to over 100 single and multi-family dwellings. In most villages a limited number of house patterns and designs were repeated on each street or on adjacent streets. The majority were built of frame construction with simple floor plans and limited exterior detailing. These residences comprise a significant amount of the existing historic residential housing stock in Rock Hill.

After 1900, the nationwide popularity of the Colonial Revival style resulted in the construction of many new residences reflecting this style. Several of these employed the use of Neo-Classical-influenced porticos and columns on the primary facade such as the Stokes-Mayfield House at 353 Oakland Avenue. Other homes influenced by this architectural movement are more modest, with square or rectangular plans, one-story porches with Tuscan columns, and eave detailing such as modillion blocks and dentils. A common architectural term for these residences is the

"Foursquare" style, which denotes its square or rectangular plan.

Commercial buildings from this time period also increasingly reflected Colonial Revival designs in upper-facade detailing. Details such as dentilled cornices, pilasters, and jack arching over windows are all derivative of this style. The Downtown area's two high rise buildings of the 1920s, the Citizens Bank and the Andrew Jackson Hotel, both display elements of this style. The uses of other styles of the period, such as Art Deco or Art Moderne, either were not used or have not survived in the Downtown area.

The Bungalow style for residences became increasingly common after 1910. This house style had its American origin in California and its horizontal design, large porches, and extensive use of windows made it particularly well suited for the South. Bungalows are found throughout the residential areas of Rock Hill of both brick and frame construction. Bungalows continued to be built throughout the 1920s and 1930s. Other residential styles that are found in Rock Hill from this period include the Spanish Revival, Tudor Revival, and English Cottage.

Residential construction waned with the coming of World War II, and since 1945 residences in Rock Hill have reflected popular house forms such as Ranch and Split-level designs. Demolition of pre-1940 residences has not been widespread with the exception of major corridors such as Main Street and Oakland Avenue. Rezoning of these streets for commercial use led to the loss of many fine homes but a significant collection of historic architecture still exists in these areas. The Downtown area has also suffered many losses, and its appearance was transformed by the Town Center Mall. Much of the original historic commercial architecture remains, and thanks to the work of the City and its residents, the roof of the Town Center Mall was removed in 1993, bringing the character of downtown Rock Hill into the open again.

### **QUEEN ANNE STYLE, ca. 1880 - 1905**

Plan – Irregular

Roof - Gable and Hipped

Chimney - Both interior and exterior with decorative corbelling

Entrance - Ornate milled designs with large glass lights, sidelights, and transoms

Windows - One-over-one rectangular sash, use of stained or beveled glass

Materials - Weatherboard siding, wood shingles in gables, eave vergeboard and milled panels

Porches - Full width, sometimes extending on two to three facades in "wraparound" fashion, use of milled columns, balusters, and friezes

Details - Often extensive use of milled panels, wood shingles, eave vergeboard, and decorative brick

### **GABLE FRONT AND WING OR L-PLAN COTTAGE, ca. 1880 - 1910**

Plan - L-Plan with projecting gabled bay on primary facade

Windows - One-over-one or two-over-two rectangular sash

Roof - Cross gable forms

Materials - Weatherboard siding, wood shingles in gables, eave vergeboard and milled panels

Chimney - Both interior and exterior with limited detailing

Porches - Partial width with shed roofs, use of milled columns, balusters, and friezes

Entrance - Single light glass and wood designs, sometimes with ornate panels, transoms, small sidelights

Details - Wood shingles, eave vergeboard, and milled panels

### **COLONIAL REVIVAL, ca. 1895 – 1930**

Plan – Rectangular, square, sometimes irregular

Windows – One-over-one rectangular sash, sometimes use of Palladian window designs

Roof – Hipped with hipped or gable dormers

Chimney – Both interior and exterior with corbelled brick detailing

Materials – Weatherboard siding, wood shingles in gables

Entrance – Single light glass and wood designs, framed by pilasters and engaged columns, large transoms and sidelights, use of beveled or leaded glass

Porches – Full width with Colonial influenced columns such as Doric, Ionic, Corinthian, and Tuscan orders, milled or square balusters, eave details such as modillion blocks and dentils

Details – Eave modillion blocks, dentils, in Neo-Classical designs, large porticos on primary façade, oval shaped attic windows

### **BUNGALOW, ca 1910 – 1940**

Plan – Rectangular, or square with horizontal aspects emphasized

Materials – Weatherboard siding, shiplap siding, wood shingle siding, use of brick veneer in various shades and textures

Roof – Low hipped or low gable, sometimes with dormers on each façade

Chimney – Both interior and exterior with corbelled brick detailing; also use of stone and concrete

Porches – Full width shed or gable designs with tapered frame posts on brick or stone piers, square balusters, large eave brackets

Details – Wood shingles in the gables, large knee brace brackets at eaves, exposed eave rafters

Entrance – Multi-light glass and wood designs, use of beveled or leaded glass

Windows – Three-over-one rectangular sash with the upper sash having vertical divisions, often paired or grouped together



## **APPENDIX C: HISTORIC DISTRICT CHARACTER & ZONING OVERLAYS**

### **Oakland Avenue Historic District**

The Oakland Avenue Historic District is located along a four-block area of Oakland Avenue to the north of the Downtown area. This street was developed at the turn of the century and contains a fine collection of early 20th century residential architecture. In recent decades the street has been rezoned to accommodate commercial development and many new brick businesses have been constructed along these blocks. In many cases these buildings replaced historic residential structures; there are also numerous vacant lots. Several fine Queen Anne and Neo-Classical residences are located in the district along with more modest Bungalow and foursquare designs from the early 20th century.

### **Charlotte Avenue/Aiken Avenue Historic District**

The Charlotte Avenue/Aiken Avenue Historic District is a small residential district to the northwest of Rock Hill's Downtown. Part of a large residential area, the district developed in the 1890s and early 1900s as part of the Oakland Avenue development. The houses in this district face either Charlotte Avenue or Aiken Avenue, and are nestled amongst heavy residential plantings and street trees. This district remains mainly residential with two structures serving as cultural and religious institutions. The majority of these structures are in the Queen Anne or Bungalow/Craftsman style, although the Armstrong-Mauldin House is one of the few examples of Mission Style influence that exist in Rock Hill.

### **Marion Street Historic District**

The Marion Street Historic District is centered along both blocks of Marion Street and extends to encompass sections of Johnston Street, Green Street, and Center Street. The district is located to the southwest of the Downtown area and is residential in nature with the exception of the area along Johnston Street which retains many residential buildings that have been converted in recent years to offices or other commercial uses. Most residences are foursquare designs from the early 1900s or Bungalows from the 1910s and 1920s.

### **Reid Street/North Confederate Avenue Historic District**

The Reid Street/North Confederate Avenue Historic District includes all of Reid Street and sections of North Confederate Avenue and East White Street. The district is primarily residential in nature. This area contains particularly fine examples of Queen Anne and Colonial Revival influenced architecture with many two-story examples.

### **East Main Street Historic District**

The East Main Street Historic District is the largest historic district in Rock Hill. The district is centered along the 300, 400, 500, and 600 blocks of East Main Street. The district is primarily residential in nature, except for some sections of East Main Street, which have both modern commercial structures and residences which have been converted into offices. Many of the residences in the district are two-story examples of Queen Anne, Colonial Revival, and Bungalow styles.

### **Downtown Historic District**

The Downtown Historic District encompasses most of the original downtown commercial area of Rock Hill. The district is centered along the 100 and 200 blocks of East Main Street and also includes properties along sections of Oakland Avenue, Caldwell Street, Elk Avenue and Hampton

Street. The majority of properties are two-to three-story buildings of brick construction built between 1890 and 1930. A large section of East Main Street was converted into the Town Center Mall and the first floor areas on the primary facades were enclosed with a roof, which was removed in 1993. Other sections of the district retain much of the original site, setting and detailing.

Of the 67 primary buildings in the district, all are of some type of masonry construction. Brick is the most common material although concrete and stone are used for some details and embellishment. In addition to the commercial buildings, the district also contains the old Post Office, Episcopal Church, the Rock Hill Presbyterian Church, and First Associate Reformed Presbyterian Church.

### **Winthrop College Historic District**

The Winthrop College Historic District includes properties on Stewart Avenue, Oakland Avenue (not included in the Oakland Avenue Historic District overlay), Charlotte Avenue, Myrtle Drive, and Eden Terrace. The district includes 20 properties of historic and architectural value built during 1894 and 1943, depicting the growth of Winthrop as a significant education institution. Properties include dormitories, academic classrooms, administrative facilities, and amphitheater. Of the 20 structures, the majority are of masonry construction.

Placed on the National Register of Historic Places in 1987, architectural changes within the Winthrop College Historic District are approved at the discretion of the South Carolina Department of Archives & History, and the Rock Hill Board of Historic Review defers to this authority. As Winthrop University has maintained a high level of historic preservation practices, the Board will review only Certificate of Appropriateness applications for demolition and new construction regarding only those properties located within the Oakland Avenue Historic District as shown on the City's zoning map.



## APPENDIX D: SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

The following standards should be followed in addition to the above if a property owner is interested in pursuing tax incentives. In other cases, the reviewing authority may refer to them if desired but they do not override any of the City's standards in these Guidelines.

The Standards that follow were originally published in 1977 and were last updated in 2012 as a portion of 36 CFR Part 68—the Secretary of the Interior's Standards for the Treatment of Historic Properties. This portion pertains to rehabilitation efforts.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the above Standards, the National Park Service has developed a number of Preservation Briefs available online.

## APPENDIX E: DEFINITIONS & ARCHITECTURAL TERMS

**Addition:** New construction added to an existing building or structure

**Alteration:** Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element

**Appurtenances:** Additional object added to a building; includes vents, exhaust hoods, or air conditioning units

**Apron:** Decorative, horizontal trim piece on the lower portion of an architectural element.

**Arch:** Curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it (see **flat arch**, **segmental arch** and **semi-circular arch**)

**Attic:** The upper level of a building, not of full ceiling height, directly beneath the roof

**Baluster:** One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade

**Balustrade:** An entire rail system with top rail and balusters

**Band board:** Trim board used horizontally across the side of a wall as an architectural detail, usually between the first and second story of a building or at the bottom of the first floor plate line, the top horizontal line of a building wall upon which the roof rests

**Bargeboard:** (also called **Vergeboard**) A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern

**Bay:** The portion of a facade between columns or piers providing regular divisions and usually marked by windows

**Bay window:** A projecting window that forms an extension to the floor space of internal rooms; usually extends to the ground level.

**Belt course:** Horizontal band usually marking the floor levels on the exterior facade of a building

**Board and batten:** Siding fashioned of boards set vertically and covered where the edges join by narrow strips called battens

**Bond:** A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond"

**Bracket:** Projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support

**Bungalow:** Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows

**Capital:** The top of a column or pilaster

**Casement window:** A window with one or two sashes which are hinged at the sides and usually open outward

**Certified Local Government:** Any city, county, parish, township, municipality, or borough or any other general purpose subdivision authorized by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level

**Clapboards:** Horizontal wooden boards thinner at the top edge, which are overlapped to provide

a weather-proof exterior wall surface

**Classical order:** Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite

**Clipped gable:** A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface

**Colonial Revival:** House style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution

**Column:** Circular or square vertical structural member; generally consists of a cylindrical shaft, base, and capital

**Common bond:** Brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together

**Contributing Properties or Structures:** Those properties that exhibit architectural features helping to define the district in which it exists.

**Corbel:** In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height, and articulating a cornice or supporting an overhanging member

**Corinthian order:** Most ornate classical order of columns characterized by a capital with ornamental acanthus leaves and curled fern shoots

**Corner board:** Exterior trim board used to protect siding ends and/or a finishing detail

**Cornice:** Uppermost, projecting part of an entablature, or feature resembling it; any projecting ornamental molding along the top of a wall, building, etc.

**Cresting:** Decorated ornamental finish along the top of a wall or roof, often made of ornamental metal

**Cross-gable:** Secondary gable roof which meets the primary roof at right angles

**Dentils:** Row of small tooth-like blocks in a classical cornice

**Doric order:** Column with simple, unadorned capitals, and with no base

**Dormer window:** A window that projects from a roof

**Double-hung window:** A window with two sashes, one sliding vertically over the other by means of cords and weights

**Eave:** Edge of a roof that projects beyond the face of a wall

**Elevation:** External faces of a building

**Ell:** The rear wing of a house, generally one room wide and running perpendicular to the principal building

**Engaged column:** A round column attached to a wall

**Entablature:** A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice

**Façade:** The face or front elevation of a building, or any side of a building facing a street or other open space

**Fanlight:** Semi-circular window usually over a door with radiating muntins, suggesting a fan

**Fascia:** A projecting flat horizontal member or molding often used for the installation of gutters; forms the trim of a flat roof or a pitched roof; also part of a classical entablature

**Fenestration:** The arrangement of windows on a building

**Finial:** Projecting decorative element, usually of metal, at the top of a roof turret or gable

**Fish scale shingles:** A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends

**Flashing:** Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces

**Flat arch:** An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch

**Flemish bond:** Brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effect

**Fluting:** Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface

**Foundation:** The lowest exposed portion of the building wall, which supports the structure above

**Frieze:** Middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall

**Gable:** Triangular section of a wall to carry a pitched roof

**Gable roof:** A pitched roof with one downward slope on either side of a central, horizontal ridge

**Gambrel roof:** A ridged roof with two slopes on either side

**Ghost:** An outline of a previous element that may exist on an historic structure as result of fill-in material that does not quite match surrounding material

**Glazing:** Fitting glass within a window frame

**Greek Revival style:** Mid-nineteenth century revival of forms and ornament of architecture of ancient Greece

**Head:** Top horizontal piece over a door or window

**Hipped roof:** A roof with uniform slopes on all sides

**Hood molding:** Projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold

**Infill:** New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening

**In-Kind Replacement:** Replacing the feature of a building with the same types of materials, texture, color, etc.

**Ionic order:** One of the five classical orders used to describe decorative scroll capitals

**Jack arch:** (see **Flat arch**)

**Keystone:** Wedge-shaped top or center member of an arch

**Knee brace:** An oversize bracket supporting a cantilevered or projecting element

**Lattice:** Openwork grill of interlacing wood strips used as screening

**Lintel:** The horizontal top member of a window, door, or other opening

**Mansard roof:** A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal

**Masonry:** Exterior wall construction of brick, stone or adobe laid up in small units

**Massing:** Three-dimensional form of a building

**Metal standing seam roof:** A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roofs are named.

**Modillion:** Horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice

**Mortar:** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction

**Moth-balling** (see **Stabilization**)

**Mullion:** A heavy vertical divider between windows or doors

**Multi-light window:** A window sash composed of more than one pane of glass

**Muntin:** A secondary framing member to divide and hold the panes of glass in a multi-light window or glazed door

**Neo-Classical Style:** Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches

**Non-Contributing Properties or Structures:** Those structures within the City's historic districts that do not exhibit features that help define the district. Examples include gas stations and retail centers within residential areas.

**Oriel window:** A bay window which emerges above the ground floor level

**Paired columns:** Two columns supported by one pier, as on a porch

**Palladian window:** A window with three openings, the central one arched and wider than the flanking ones

**Paneled door:** Door composed of solid panels (either raised or recessed) held within a framework of rails and stiles

**Parapet:** Low horizontal wall at the edge of a roof

**Pediment:** Triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

**Pier:** Vertical structural element, square or rectangular in cross-section

**Pilaster:** Square pillar attached, but projecting from a wall, resembling a classical column

**Pitch:** The degree of the slope of a roof

**Portico:** Roofed space, open or partly enclosed, forming the entrance and centerpiece of the

facade of a building, often with columns and a pediment

**Portland cement:** A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings as it is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.

**Preservation:** The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

**Pressed tin:** Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices

**Primary façade:** The most visible area of a building

**Pyramidal roof:** Roof with four identical sides rising to a central peak

**Queen Anne style:** Popular late nineteenth century revival style of early eighteenth-century English architecture, characterized by irregularity of plan and massing, and a variety of textures

**Quoins:** A series of stones, bricks, or wood panels ornamenting the outside of a wall

**Rear façade:** The rear or least visible area of a building

**Reconstruction:** The accurate recreation of a vanished, or irreparably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as these appeared at some point in the building's history

**Rehabilitation:** The act of returning a building to usable condition through repair, alteration, and/or preservation of its features

**Renovation:** The process of repairing a property for a contemporary use

**Restoration:** The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original

**Ridge:** The top horizontal member of a roof where the sloping surfaces meet

**Rusticated:** Roughening of stonework or concrete blocks to give greater articulation to each block

**Sash:** Moveable framework containing the glass in a window

**Secondary façade:** Usually the sides of a building; the second most visible area of a building

**Segmental arch:** An arch whose profile or radius is less than a semicircle

**Semi-circular arch:** An arch whose profile or radius is a half-circle the diameter of which equals the opening width

**Sheathing:** An exterior covering of boards or other surface applied to the frame of the structure (see **Siding**)

**Shed roof:** Gently-pitched, almost flat roof with only one slope

**Sidelight:** A vertical area of fixed glass on either side of a door or window

**Siding:** The exterior wall covering or sheathing of a structure

**Sill:** The bottom crosspiece of a window frame; lowest horizontal section in framed wall or partition

**Spindles:** Slender, elaborately turned wood dowels or rods often used in screens and porch trim



**Stabilization:** The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure, also known as **Moth-balling**

**Streetscape:** The over facade, not of a single structure, but of the many buildings that define the street

**Surround:** An encircling border or decorative frame, usually at windows or doors

**Swag:** Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers

**Transom:** A horizontal opening (or bar) over a door or window

**Trim:** The decorative framing of openings and other features on a façade

**Turret:** A small, slender tower

**Veranda:** A covered porch or balcony on a building's exterior

**Vergeboard:** (also called **Bargeboard**) The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving

**Vernacular:** A regional form or adaptation of an architectural style

**Visual continuity:** When buildings exhibit characteristics creating unity of architectural character

**Wall dormer:** Dormer created by the upward extension of a wall and a breaking of the roofline

**Water table:** A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section

**Weatherboard:** Wood siding consisting of overlapping boards usually thicker at one edge than the other

## ACKNOWLEDGEMENTS

"The activity that is the subject of this publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, and administered by the South Carolina Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior."

Appreciation is due the original members of the Rock Hill BHR (BHR) and staff of the City of Rock Hill for their input, recommendations and hard work in preserving the City's historic treasures. Members of that original Board were: Fred Heath, Chairman, Grazier Rhea, Helen Tisdale, Clarkson McDow, Neily Pappas, Lud Vaughn, and Wade Fairey. Staff members included Susan Lyle, Ann Belue, Jim Reese, and Paul Gettys.

Over a twenty year span, Rock Hill's Historic Districts have grown to include Downtown, Marion Street, Charlotte Avenue/Aiken Avenue, Reid Street/N Confederate Avenue, Oakland Avenue and Winthrop University, along with a number of individual properties including the Afro-American Insurance Company Building, the Rock Hill Cotton Factory, the Hermon Presbyterian Church, and Ebenezer Academy, many of which are also included on the National Register of Historic Places. All of these properties have been recognized not only for historical value but also for their continuing importance in defining the Rock Hill community as a whole.

Besides the buildings and districts, the most important part of historic preservation is the people involved, mainly the owners of the properties themselves and the organizations devoted to preservation. Many purchase an historic home to help preserve gems from the past from deterioration and eventual demolition. Without these devoted individuals and groups, historic homes would definitely become a thing of the past.

### **Additional Acknowledgements**

"The consultant agrees that he will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued to that title, to the end that, in accordance with Title VI of the Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which financial assistance has been granted from the Department of the Interior, National Park Service, and that he will immediately take any measures to effectuate the agreement by which he received such assistance."

"In addition to the above, the consultant agrees to comply with the Age Discrimination Act of 1975, 42 U.S.C. 6101 et seq., which prohibits discrimination in hiring on the basis of age.

This document is based on the original *Design Review Guidelines Manual for Historic Properties* produced for the City of Rock Hill by Thomason & Associates, Historic Preservation Planners, Nashville, TN.

All photos courtesy of the City of Rock Hill.