



Rock Hill Board of Historic Review

Regular Public Hearing

June 6, 2019

6:00 p.m.

City Council Chambers, City Hall - 155 Johnston Street

A G E N D A

- 1) Pledge of Allegiance
- 2) Call to Order
- 3) Approval of minutes, May 2, 2019, regular meeting
- 4) H-2019-03: Consider a Certificate of Appropriateness request from Addie Mayfield Rutledge to replace an existing front porch column on the property located at 353 Oakland Avenue, which is part of the Oakland Avenue Area Historic District.
- 5) Other Business
 - a. Certificates of Appropriateness issued by Staff
 - b. Real estate disclosure form
 - c. Continuing Education Events
- 6) Adjourn

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

May 2, 2019

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, May 2, 2019, at 6:00 pm in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, York County, South Carolina.

MEMBERS PRESENT Phil Jerauld, Addie Mayfield Rutledge, Ashley Barron, William Drennan, Martin Goode, Michael James, and Jana Jeanette.

MEMBERS ABSENT None.

STAFF PRESENT Janice Miller, Shana Marshburn, and Leah Youngblood.

3. **Approval of minutes from the April 4, 2019, regular meeting.**

Chair Jerauld called for a motion to approve the minutes from the April 4, 2019, meeting. Ashley Barron made a motion to approve the minutes. Phil Jerauld seconded and the motion carried unanimously 7-0.

4. **H-2019-02: Consider a Certificate of Appropriateness request from Rachel & David Chwaszczewski, Treat Yourself LLC, to construct a single-family residential structure on the property located at 636 East Main Street, which is part of the Reid Street/North Confederate Avenue Area Historic District.**

Staff member Janice Miller presented the staff report noting that five minutes prior to the beginning of the meeting, she was notified by the applicant that they were willing for Option #1 to not be considered. Mrs. Miller asked the Board whether it would be fine if she amended her presentation to only consider Option #2. The Board agreed and Mrs. Miller continued with the presentation.

Michael James asked whether there were any other houses along Main Street with stonework such as on the base of the columns. Mrs. Miller replied stating that the only other house was 630 E. Main Street but that brick was also used. She added that 637 E. Main Street was all shingles.

The applicant, Rachel Chwaszczewski of 2764 Mount Pleasant Rd., came before the Board. Mrs. Chwaszczewski stated that she had no problems with the suggested conditions that staff had set forth.

Mr. James asked if she'd be fine with painting the brick at the bottom of the columns instead of using stone. Mrs. Chwaszczewski stated that she was fine with painting the brick or leaving the brick exposed.

Mrs. Barron asked whether the house would have a chimney.

Mrs. Chwaszczewski stated that she didn't recall a fireplace in the home and if there was, it would be an electric one.

Mr. Jerauld asked the applicant's thoughts on having a garage. She replied stating that they were thinking of adding a carport to the rear of the home.

Mr. Jerauld asked the Board if there was any further discussion.

Jana Jeanette added that the home was beautiful and would fit in with the neighborhood. Mr. Jerauld agreed.

There being no further discussion Mr. Jerauld called for a motion. Mrs. Barron made a motion to approve the Certificate of Appropriateness request with the conditions suggested by staff as well as granting staff the ability to review the paint colors and landscaping. Mr. Jerauld seconded the motion and the motion carried unanimously, 7-0.

5. **H-2019-03: Consider a Certificate of Appropriateness request from Addie Mayfield Rutledge to replace an existing front porch column on the property located at 353 Oakland Avenue, which is part**

of the Oakland Avenue Area Historic District. The applicant has requested to defer this item until the June 6th public hearing.

6. Other Business

a. Certificates of Appropriateness approved by staff. No comments received.

b. The Board was briefed on upcoming continuing education opportunities.

c. Mrs. Miller asked the Board members to let her know whether they'd be attending an upcoming meeting once they receive their agenda packet

d. Mrs. Miller stated that there was another item on the agenda for 353 Oakland Ave. but that they requested deferral between the time the legal ad was placed and the staff report was written.

7. Adjourn

There being no other business the meeting adjourned at 6:20 PM.

DRAFT

Request: Certificate of Appropriateness for column replacement
Address: 353 Oakland Avenue
Tax Map: 627-22-02-015
Owner/Applicant: Addie Mayfield Rutledge

Background

The applicant, Addie Mayfield Rutledge, who owns the residence at 353 Oakland Ave., is requesting to remove a load-bearing rotted column, original capital, and base, and replace the unit with a square column made of composite materials. The original column was replaced in 1983 along with the column on the far left side of the porch; now the replacement column and original capital have significant deterioration. Because the entire unit is approximately 21 feet tall, and cannot be economically restored, the applicant is requesting a hardship exemption for a Certificate of Appropriateness to replace the column with one that does not match the appearance of the other three.



Architecture	
Construction type	Wood frame
Year of construction	1907
Architecture type	Neoclassical
Historic name	Stokes-Mayfield House

City of Rock Hill designation	
Historic Overlay District name	Oakland Avenue Area Historic District
Date of designation	6/8/1998
Tier under Historic Design Guidelines	<input checked="" type="checkbox"/> National Register-listed or -eligible <input type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing

National Register designation	
National Register listing	Stokes-Mayfield House
Date of designation	5/7/1984
National Register status	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Standards of Review

The Board must use the following standards of review when considering requests for Certificates of Appropriateness. The applicable standards are shown in italics, with staff's assessment of each standard shown in non-italicized text.

- *Will the changes affect the exterior appearance of the property?*

The proposed change will affect the exterior appearance of the primary façade in that the square column would be significantly different from the two original columns and one other replacement column, which are cylindrical. The new square column is proposed to match the existing partial columns existing on the front facade.



- *Will the change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district?*

Replacement of the column with a different design would have an impact on the architectural character of the front façade. No other properties nearby have columns of different shapes on the front façade.

- *Will the request create a negative or positive impact on the surrounding historic district?*

The applicant has been cited several times by the City's Housing & Neighborhood Services Department for maintenance issues relating to the column. Therefore, she argues that its replacement would have a positive impact on the surrounding historic district. However, it also could be argued that replacement with a column that does not match the others could have a negative impact on the surrounding historic district.

- *Does the request comply with the specific standards of the Historic Design Guidelines?*

The relevant provisions of the Historic Design Guidelines include a section that is specific to porch columns and some general guidelines about the use of substitute materials:

A. 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.

B. Substitute Materials:

- a. Replacement of historic materials should be kept to a minimum in order to maintain the historic character of the property.
- b. 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.
- c. When historic materials are replaced, this work should be recorded for future reference.

This request does not meet the standard that is specific to porch columns because it would not repair the existing column, nor would the replacement column be designed to match the original wood columns of the home.

The guidelines regarding the use of substitute materials could be met with the use of a composite column material in a design that matches the existing columns.

Because the design that is proposed by the applicant does not meet the standards of the Historic Design Guidelines, the applicant is requesting a hardship exemption for a Certificate of Appropriateness for the work. Her reason for desiring to use a square column instead of a cylindrical one is based on a substantial cost difference between the two, which is explained in more detail below.

In order for the Board to consider a hardship exemption, the Historic Design Guidelines require three quotes for performing the work based on the Guidelines, and three for doing the work as proposed by the applicant, with at least one of each type coming from a contractor who has verifiable experience with rehabilitation and restoration projects.

The Board is then charged with determining if the requested hardship exemption is reasonable based on any criteria that it deems relevant to the request, which may include but is not limited to:

1. The level of workmanship and experience associated with each estimate.
2. The cost of the improvements compared to the value of the structure.
3. The importance of the work to the structure and whether the change would affect the character of the district.
4. Where the structure falls within the historic designation categories.
5. Whether the structure is located within the heart of a historic district or on its fringes.

In this case, three column companies have provided quotes for a cylindrical column, which are attached to this staff report. The cost for installation would be in addition to the cost of the column itself. The applicant's husband, Robert Rutledge, is a contractor who can construct the square column in place with raw materials on site. A quote for this work had not been provided at the time the staff report was distributed to the Board.

The cost difference between a square column and a cylindrical column is due to the fact that installing a cylindrical column would involve manufacturing off site and delivery, installation with the use of a crane, and crew to install, whereas a square column could be built and installed on site without the use of a crane. The crane would not be able to access the property from the rear alley. It would need to access the property from Oakland Avenue, which likely would require the closure of at least one lane of traffic.

It is important to note that the Guidelines state that when a hardship exemption is requested, while staff will present the information about the application 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 regarding whether the Board should approve the request or not.

Public Input

Staff has taken the following actions to notify the public about this public hearing:

- May 17: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- May 17: Posted public hearing signs on subject property.
- May 18: Advertised the Board of Historic Review public hearing in *The Herald*.

To date, staff has not received any public comments.

Attachments

- Application and other supporting materials
 - Photographs of column deterioration
 - Photographs of column replacement, 1982
 - Quotes from column manufacturers—
 - Chadsworth's – Located in Wilmington, NC; in business since 1987. Historic property projects include Monticello (Virginia), Rosehill (Rhode Island), Magnolia Plantation (Charleston), and Wye Plantation (Maryland)
 - Worthington Columns – Located in Panama City Beach, FL; in business since 1985. Historic property projects include James Wade Bolton House (Virginia) and the Cato-Meridian Central School (New York). This quote was obtained by Lauren Fowler, who volunteered to do some research on the project on behalf of Mrs. Rutledge. Ms. Fowler received her Master of Design Studies in historic Preservation at Boston Architectural College.
 - Pacific Columns – Located in Heath, TX; in business since 2008. Request for list of historic property projects was requested but not provided at the time this report was distributed to the Board.
 - Quote for crane to assist in delivery and installation
 - Cost comparison chart
- Historic Resources Inventory Survey card, 1988
- National Register nomination form, 1984

Staff Contact: Janice E Miller, Historic Preservation Specialist
janice.miller@cityofrockhill.com
803.817.5129

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Plan Tracking # _____ Date Received: _____ Case # H- _____ or COA # _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 353 Oakland Avenue, Rock Hill, SC

Tax parcel number of subject property: 1 0 0 - 2 3 - 4 1 - 8 3

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Addie Mayfield Rutledge	353 Oakland Ave. Rock Hill, S.C. 29730	803-328-6445	adrut@comporium.net

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) _____

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: Addie M. Rutledge Date: 4-15-19

If you are not the owner of the subject property, the *property owner* must complete this box.

Name of property owner: Addie M. Rutledge

If property owner is an organization/corporation, name of person authorized to represent its property interests: _____

I certify that the person listed in the person listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

Preferred phone number: _____ Email address: _____

Mailing address: _____

INFORMATION ABOUT REQUEST

General description of your request

Replace front porch columns with a square column
to temporarily support the porch roof.

On what area(s) of the structure is the being working proposed (e.g., foundation, back porch, front door, roof)?

front porch

What is the approximate size of the area being renovated (if applicable)?

Standards of review

The questions below are the general standards of review that staff or the Board of Historic Review must consider when determining whether your request may be granted. Please give your assessment of each question as it relates to your request.

1. Will the proposed change affect the exterior appearance of the property? Explain your response.

Somewhat - one of the 4 columns will be square
for a time.

2. Will the proposed change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district? Explain your response.

There are pictures that reflect this combination
of square and round columns.

3. Will the request create a negative or positive impact on the surrounding historic district? Explain your response.

It will create a positive impact due to making the structure more stable.

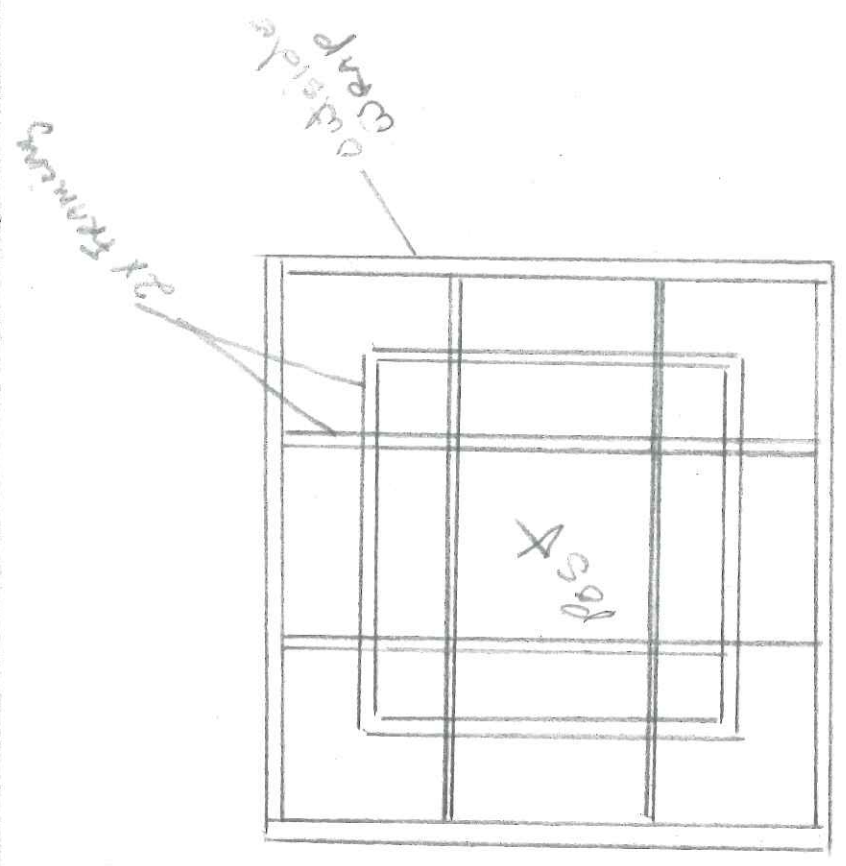
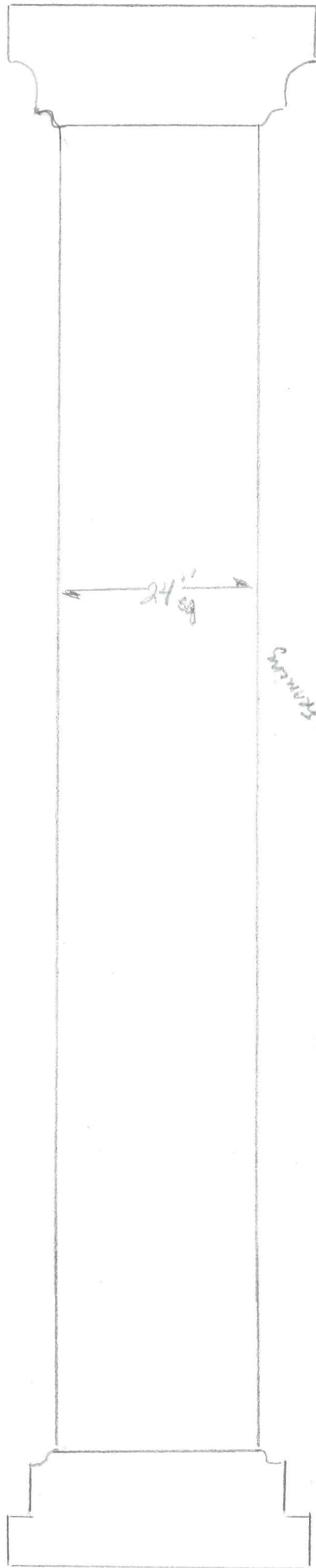
4. Does the request comply with the specific standards of the Historic Design Guidelines of the type of work that is proposed? Explain your response.

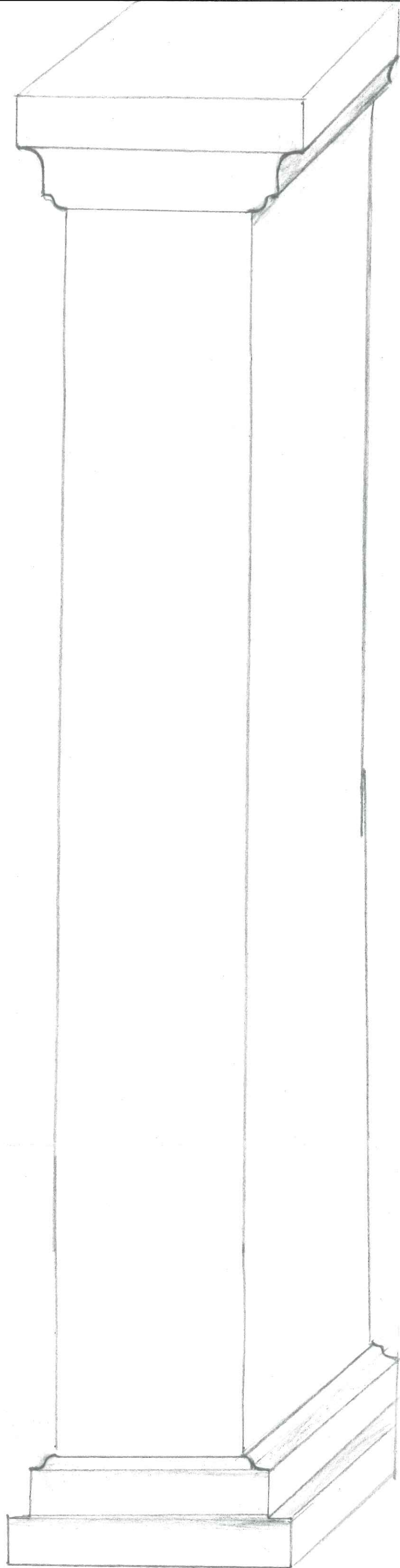
No, but it should suffice until a suitable replacement is found.

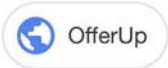
Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Board of Historic Review may request other exhibits as well.

- Drawing of proposed modifications, if available.
- Photos of the area proposed to be changed.
- Information about the proposed materials to be used.
- Information about the proposed colors to be used.







Brand new large columns for Sale in Kent, WA - OfferUp

Images may be subject to copyright. [Learn More](#)

RELATED IMAGES

2 large columns and 12 small
columns installed about 1982
were beginning to rot at the
base for lack of proper drainage.
Original columns replaced in
1987, had lasted 75 years.

The Herald, Saturday, August 4, 1990—11B

Building permits

Rock Hill

Rock Hill Seed Co., \$13,200 for new
entrance and loading dock at 1149 E.
Black St.

Stewart, \$3,370 for mechanical work
at 774 Eden Terrace.

Paul Walker, \$2,900 for mechanical
work at 426 Clarendon.

Addie Mayfield, \$3,500 for repairs at
353 Oakland Ave.

Helen Jenkins, \$800 to reroof at 1707
Ebinport.

Thomas J. Lewis, \$970 for repairs at
317 Sidney St.

Bradford, Williams & Linder, \$1,500
for repairs at 212 Sherwood Circle.

Peggy Byrd, \$9,980 for vinyl siding at
313 N. Wilson St.

Essie Vick, \$7,500 for repairs at 4
Aragon St.

Mac Leitner/Garrett McMullen, \$325
for sign at 228 S. Oakland Ave.

Wallace Good, \$300 to reroof at 1218
Jenkins St.

Cliff Heath, \$300 for repairs at 1019
Charlotte Ave.

Al Waters, \$100 for sign at 801 Saluda
St.

Robert Patton, \$7,000 for carport and
storage shed at 2548 Aspen Terrace.

Rock Hill Zamias Partnership,
\$788,644 for mechanical work at 2277
Dave Lyle Blvd.

Rock Hill Zamias Partnership,
\$275,862 for mechanical work at 2277
Dave Lyle Blvd.

Rock Hill Zamias Partnership,
\$5,955,295 for construction of mall shell
at 2277 Dave Lyle Blvd.

Rock Hill Zamias Partnership,
\$3,224,325 for Sears store at 2277 Dave
Lyle Blvd.

Glenna Page, \$900 for repairs at 969
Pearson Drive.

Major
Repair
1983 or '84







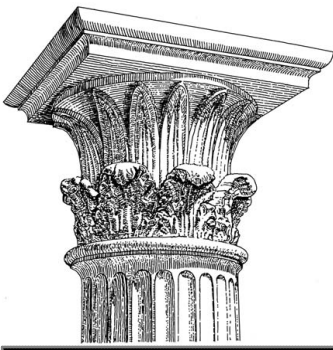












Chadsworth Incorporated

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 277 North Front Street
 Wilmington, NC 28401
 Tel: 910.763.7600
 Fax: 910.763.3191

WWW.COLUMNS.COM
 SHOP.COLUMNS.COM

QUOTATION

DATE	QUOTATION #
5/28/2019	31083

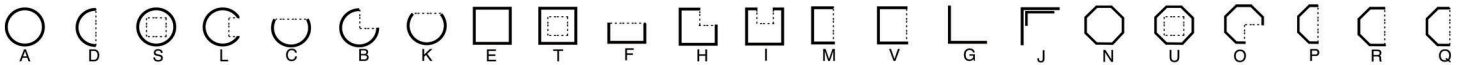
CLIENT INFORMATION

Ms. Addie M Rutledge
 353 Oakland Avenue
 Rock Hill, SC 29730

SHIPPING ADDRESS

Ms. Addie M Rutledge
 353 Oakland Avenue
 Rock Hill, SC 29730
 803-817-5129 Janice Miller

Column shapes:

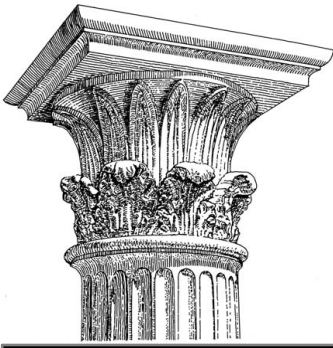


CLIENT P.O. #	PAYMENT	PRODUCTION TIME	CONSULTANT	F.O.B.	PROJECT NAME	
	100% Prepaid		Shannon Liggins	Factory		
QTY	SIZE	DESCRIPTION			EACH	TOTAL
1	24" > 20" x 21'-0"	Fiberglass Fluted Round Column - composed of high-density Fiberglass Reinforced with Polyester resin; 1/4" +/- wall thickness; Plan Shape "A" (full round). Architecturally tapered shaft; interior or exterior use; load-bearing; paint-grade (includes gel coat); lifetime warranty; shaft can be cut to desired overall height by trimming bottom of shaft only with a circular saw equipped with a masonry blade. Includes fiberglass Roman Corinthian capital and Attic base moulding (no plinth). Abacus Width= 42" Capital Height= 28-1/2" Base Height= 10"			6,590.00	6,590.00T
		FREIGHT PREPAID - RESIDENTIAL At client's request, freight charges have been added to this invoice (as opposed to being collected at time of delivery). Freight charges are computer generated estimates only; actual freight charges may be lower or higher than estimate. Please note that freight is F.O.B. factory. Customer is responsible for unloading and inspecting freight to verify that no damage has occurred in transit. Special equipment may be required and unloading time is limited to three hours. If more time or special services are required, (such as lift-gate or smaller truck) additional charges will be applied and are the responsibility of the client.			1,000.00	1,000.00T
		Our fiberglass columns are among the finest synthetic columns in the world. However, please note that as a synthetic product, fiberglass is prone to certain irregularities that are inevitable when fabricating a product. Please do not expect the level of detail found in our Authentic Replication line. All columns pictured in our catalog and on our website have been finish-sanded, primed and painted.				0.00T

NOTES

SUBTOTAL
TAX (0.0%)
Total

SIGNATURE



Chadsworth Incorporated

Post Office Box 2618
 277 North Front Street
 Wilmington, NC 28401
 Tel: 910.763.7600
 Fax: 910.763.3191

WWW.COLUMNS.COM
 SHOP.COLUMNS.COM

QUOTATION

DATE	QUOTATION #
5/28/2019	31083

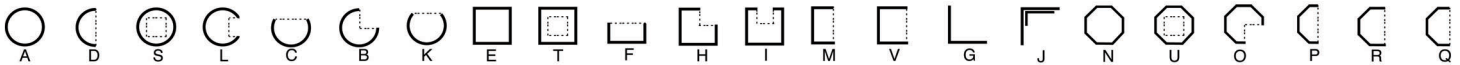
CLIENT INFORMATION

Ms. Addie M Rutledge
 353 Oakland Avenue
 Rock Hill, SC 29730

SHIPPING ADDRESS

Ms. Addie M Rutledge
 353 Oakland Avenue
 Rock Hill, SC 29730
 803-817-5129 Janice Miller

Column shapes:



CLIENT P.O. #	PAYMENT	PRODUCTION TIME	CONSULTANT	F.O.B.	PROJECT NAME
	100% Prepaid		Shannon Liggins	Factory	
QTY	SIZE	DESCRIPTION	EACH	TOTAL	
		<p>Thank you for the opportunity to prepare this quotation. Please review carefully, as this will be your official work order should you decide to purchase. We require a signed copy and payment to begin production.</p> <p>We recommend not ordering unless you have read our sales brochure or visited our website to insure that you are familiar with the product you are ordering. Signing this document indicates that you:</p> <p>a) have a thorough understanding of the product(s) you are ordering, and</p> <p>b) agree to Chadsworth's Terms & Conditions, which can be found in our catalog and on our website.</p> <p>Orders cannot be altered or cancelled without charges. Custom or altered products cannot be returned.</p> <p>Freight is F.O.B. factory. The customer is responsible for unloading and inspecting freight. Special equipment may be required for unloading.</p> <p>Do not fill columns with concrete - warranty will be immediately voided.</p> <p>Sales/Use tax for customers account.</p>		0.00T	

NOTES

SUBTOTAL	\$7,590.00
TAX (0.0%)	\$0.00
Total	<u>\$7,590.00</u>

SIGNATURE



ORDER QUOTE

17747 ASHLEY DRIVE | SUITE A
PANAMA CITY BEACH | FL | 32413

Date	Estimate #
5/13/2019	66707

Phone #	800.872.1608	Fax #	850.640.0488
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Name / Address
LAUREN FOWLER 864.380.7219 2118 HIGH PINES ROAD ROCK HILL, SC 29732

This Estimate Expires In 60 Days

P.O. No.	Terms	Rep	Project
	PREPAID	KB	

Item	Description	Qty	Cost	Total
92420FL	24" X 20' FLUTED ROUND ARCHITECTURALLY TAPERED WORTHINGTONFRP™ COLUMN WITH FIBERGLASS ROMAN CORINTHIAN CAPITAL AND ATTIC BASE TOP DIAMETER: 20" BOTTOM DIAMETER: 24" SHAFT WEIGHT: 235lbs LOAD WEIGHT: 30,000lbs	1	4,473.00	4,473.00T
FREIGHT	20% LESS WEIGHT THAN CAST FIBERGLASS, LIMITED LIFETIME WARRANTY, PAINT-GRADE, TRIM TO DESIRED HEIGHT FROM THE BOTTOM OF SHAFT. FREIGHT CHARGES **IMPORTANT: FREIGHT CARRIER DOES NOT UNLOAD DELIVERY. IF YOU NEED ASSISTANCE PLEASE CONTACT WORTHINGTON ABOUT LIFT GATE AND INSIDE DELIVERY OPTIONS. THEY ARE AN EXTRA FEE** ALL DAMAGES MUST BE REPORTED AT THE TIME OF DELIVERY. PLEASE INSPECT YOUR SHIPMENT ONCE YOU RECEIVE IT. DO NOT SIGN DELIVERY RECEIPT UNLESS DRIVER NOTES DAMAGES. IF DAMAGE IS NOTICED AFTER DELIVERY, IT IS THE CUSTOMERS RESPONSIBILITY TO FILE A CLAIM WITH THE CARRIER.	1	500.00	500.00

Subtotal	\$4,973.00
Sales Tax (0.0%)	\$0.00
Total	\$4,973.00

Dear Client,
Thank you for the opportunity to quote you on these items. Please check each item and carefully review the terms and conditions that are included. All orders under \$10,000, or with a lead time less than 4 weeks, must be paid in full before order will be placed. All orders over \$10,000, and over 4 week lead time require a 50% down payment to place order. ALL ORDERS MUST BE PAID IN FULL PRIOR TO SHIPMENT. All orders not paid prior to shipment will not be shipped, and additional storage fees may apply. If you return an item, a 25% restocking fee will be assessed. ALL CUSTOM ORDERS ARE NON-RETURNABLE AND NON-REFUNDABLE. To place an order, please date each page of the QUOTE, and sign the Terms and Conditions. If sending a check, we will process your order when we receive the check. If you need installation instructions please contact us at 1-800-872-1608. Estimate is good for 60 days.

Signature _____

24" Diameter x 240" Overall Height - Round Tapered Custom Fluting (FRP), Smooth Finish - Ready to be Painted, with Roman Corinthian Capital and Attic Base

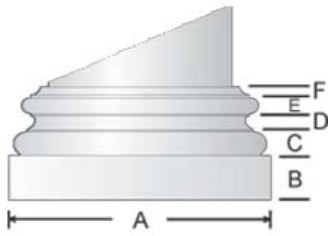
Part Number: ES2420ATCSAATRC



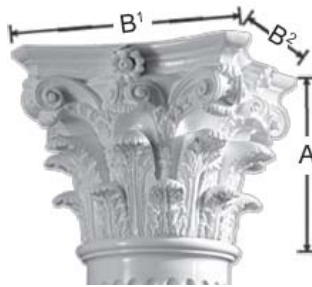
EnduraStone® FRP Columns with Flame Guard set a new industry standard:

	Flame Spread Index (FSI)	Smoke Developed Index (SDI)
Industry-Standard for FRP Columns	70-85	900-1025
Endura-Stone® Columns	15*	335**

*Class I Flame-Spread classification under 1997 uniform fire code.
 **Well below the allowable SDI index of 450.



ATTIC BASE



ROMAN CORINTHIAN CAPITAL

ATTIC BASE						ROMAN CORINTHIAN CAPITAL				
Plinth		Torus				Total Height	Height	Abacus Width	Scroll Width	Height Adj. ⁶
A	B	C	D	E	F	B-F	A	B ¹ x B ²	none	
32- 1/2"	5- 3/4"	3- 3/8"	2- 3/4"	2- 1/8"	1- 3/4"	15- 3/4"	28- 1/4"	42" x 42"	none	0"

COLUMN SPECIFICATIONS

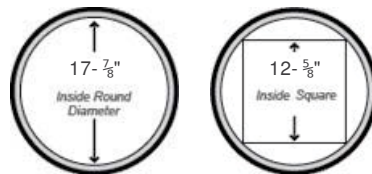
Plan Type A ¹		Trimming from bottom of shaft ²				Load Bearing Capacity ³
Unsplit / Whole	Column Height	w/o Interfering	w/Taper	w/o Interfering	w/Flutes	
○	A	B	w/base	E	w/base	
	240"	96- 3/4"	81"	16- 3/4"	0"	20,000 lbs.

SHAFT SPECIFICATIONS

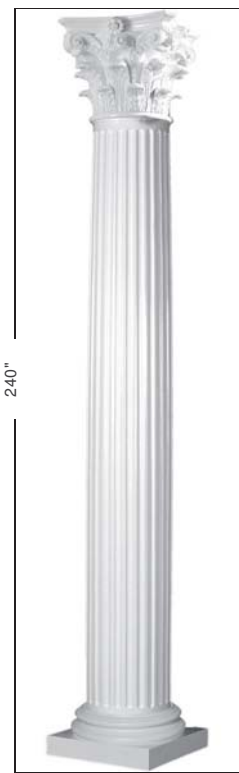
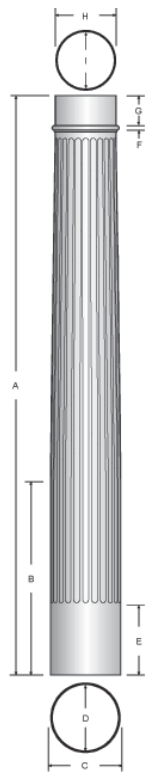
Shaft Bottom		Shaft Top		Fluting Specifications			
Outside	Inside	Outside	Inside	Astragal	Neck Height	Number	Width
C*	D**	H*	I**	F	G		
24"	22"	20"	18"	1- 5/8"	12"	24	2- 1/8"

*Actual outside diameters are approximately 5/16" to 1/2" less than shown
 **Actual inside diameters may vary by 3/8"

OTHER INFORMATION



Material ⁴			Wraps Post Size ⁵		Weight			
Shaft	Capital	Base	Round (Fits up to)	Square (Fits up to)	Shaft	Capital	Base	Total
FRP	FRP	FRP	17- 7/8"	12- 5/8"	1663.00 lbs.	355.00 lbs.	170.00 lbs.	2188 lbs.



EXTERIOR COLUMNS



INTERIOR COLUMNS



SQUARE COLUMNS



COMMERCIAL COLUMNS

ABOUT ENDURA-STONE COLUMN MATERIALS

Endura-Stone™ column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Endura-Stone™ columns include Flame Guard, and were the first in the industry to pass the ASTM E, 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.

Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and need to be finished with a high quality 100% acrylic latex primer and paint.

Standard FRP column shafts are the same height as the listed size. Tuscan and Roman Doric caps and bases, and Attic bases go around the shaft, and do not affect the overall height. Ornamental capitals are set on top of the shaft (after the shaft is trimmed to the astragal), and do affect the overall height: see the Ornamental Capitals for Round Columns specifications for more information.

HELPFUL INFORMATION

1. Plan Types

Endura Series Columns are as unique as the different types of installations that are available. We offer our Endura Series Columns in a wide variety of "Plan Types". These "Plan Types" are the style and type of shaft, capital, and base you will receive. If you are using them as half columns against a wall, you would want to select a "D" plan type for round or "F" plan type for square. This would give you a column that could be installed against a wall. These are the most common plan types, however, we can do custom plan types if your project requires it.



2. Trimming from Bottom of Shaft

i. w/o Interfering w/Taper:

This is the amount that can be trimmed, from the bottom of the column, before it will cut into the taper of the column.

w/base: The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

ii. w/o Interfering w/Flutes or Panels:

This is the amount that can be trimmed, from the bottom of the column, before it will cut into the fluting or panels of the column.

w/base: The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

3. Load Bearing Capacity

See "Calculated Safe-Load Capacities for Endura-Stone Columns" below for details.

4. Material Information

- i. FRP (Fiberglass Reinforced Polymer):
- ii. Urethane (Polyurethane):
- iii. ABS (Acrylonitrile Butadiene Styrene):
- iv. PVC (Expanded Cellular PVC):
- v. Endura-Glass (Fiberglass):

5. Wraps Post Size

This is the size post this column can wrap around. The column can be ordered in halves to wrap around an existing post, or if you are installing the post and the column at the same time, you can slide the post through the column shaft, capital, and base.

6. Capital Height Adjustment



When using decorative capitals, the top of the shaft needs to be trimmed to give the architecturally correct look.

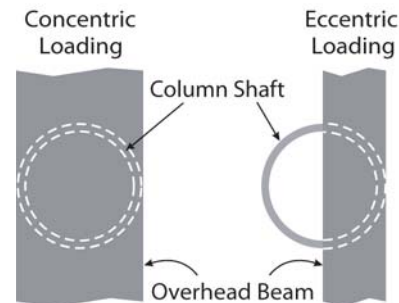
- A. Trim at this point for Empire with Necking, Greek Erectheum with Necking, Modern Composite, Roman Corinthian and Temple of Winds Capitals.
- B. Trim at this point for Empire, Greek Angular Ionic, Greek Erectheum, Roman Doric Ornamental, Roman Ionic and Scamozzi Capitals.

CALCULATED SAFE-LOAD CAPACITIES FOR ENDURA-STONE COLUMNS

The sample columns tested supported loads at least four times the calculated value above prior to failure. The load was applied concentrically through the axis of the column. Loads shown are valid only if there is uniform contact between the full area of column ends and the cap & base units. Loads are provided for your convenience only and are not exact values. Consult a structural engineer for the most accurate load estimates.

***Concentric Load:** A load which passes through the centroid of the cross section of a structural member and acts normal to the cross section.

****Eccentric Load:** A load imposed on a structural member at some point other than the centroid of the section.



Safe-Load Capacities					
Tapered Shafts			Non-Tapered Shafts		
Shaft Dia.	*Concentric Load	**Eccentric Load	Shaft Dia.	Concentric Load	Eccentric Load
6"	6,000	6,000	6"	6,000	6,000
8"	10,000	6,600	8"	10,000	10,000
10"	14,000	10,720	10"	12,800	11,520
12"	18,000	13,200	12"	18,000	11,520
14"	20,000	11,520	14"	20,000	17,320
16"	20,000	13,200	16"	20,000	13,200
18"	20,000	9,040	18"	20,000	9,040
20"	20,000	18,960	20"	20,000	18,960
24"	20,000	13,200	24"	20,000	13,200

From: [Sam Pease](#)
To: [Miller, Janice](#)
Subject: PCI Enterprises: QUOTATION / Purchase Order #02-882995
Date: Monday, May 13, 2019 6:26:43 PM



Questions or Revisions? Call us at **800-294-1098**

Thank you for choosing Pacific Columns, Inc. Please review your quote below. When you are ready to order, simply click on the "Place Your Order" button above.

Shipping & Billing Information	Quote Review:
---	----------------------

Ship To: Janice Miller PO Box 11706 Rock Hill SC 29730 United States	Bill To: Janice Miller PO Box 11706 Rock Hill SC 29730 United States	Quote Number 02-882995 Quote Total \$7,100.72
---	---	---

Quote Expires	Consultant	PO #	TERMS	SHIPPING METHOD	Lead Time
6/12/2019	Sam Pease			Prepaid Common Carrier - Residential	Usually ships in 3-4 weeks

Qty	Item Number	Description	Specs
1	ES2420ATCSAATRC	24" x 20' Endura-Stone™ Column w/Custom Fluting, Round Shaft (FRP) w/True Entasis Taper, Smooth Finish - Ready to be Painted SHAFT: 24" Diameter x 20' Overall Height - Round Tapered (FRP) BASE: Attic Base (FRP) with 32 1/2" Square Plinth CAPITAL: Roman Corinthian Capital (FRP) with 42" Square Abacus FINISH: Smooth Surface - Ready to be Painted PLAN TYPE: All Components Unsplit/Whole - Type A FLUTING/TRIMMING: No Trimming Needed - Fluted for ___" Overall Height - Including Capital and Base	View
1	Common Carrier - Residential	Common Carrier Delivery – Your order will ship via Common Carrier and will be delivered on a full-size delivery truck. Customer is responsible for unloading product, as drivers do not unload. See Terms and Policies for additional information. Need help unloading your delivery? Ask about curbside and inside delivery options.	

Total \$7,100.72

More great products from Pacific Columns:



Order by Mail or Fax:

IMPORTANT: If you are mailing or faxing your quote, please print this quote, sign and date it.

By signing below you are agreeing to the terms and conditions on the Pacific Columns, Inc. Terms and Policies. (See Terms and Policies page of the Payment Authorization Form or view at <http://www.pacificcolumns.com/pdf/termsandpolicies.pdf>)

X _____ DATE: ____ / ____ / _____

We are here for you...

Need to make a change?

If you need to make a change to this quote, please reply to this email or give us a call at (800) 294-1098.

From: [Sam Pease](#)
To: [Miller, Janice](#)
Subject: PCI Enterprises: QUOTATION / Purchase Order #02-882996
Date: Monday, May 13, 2019 6:26:55 PM



Questions or Revisions? Call us at **800-294-1098**

Thank you for choosing Pacific Columns, Inc. Please review your quote below. When you are ready to order, simply click on the "Place Your Order" button above.

Shipping & Billing Information

Quote Review:

Ship To:

Janice Miller
PO Box 11706
Rock Hill SC 29730
United States

Bill To:

Janice Miller
PO Box 11706
Rock Hill SC 29730
United States

Quote Number

02-882996

Quote Total

\$7,707.81

Quote Expires Consultant PO # TERMS SHIPPING METHOD

6/12/2019 Sam Pease

Lead Time

Prepaid Common Carrier - Residential Usually ships in 6-8 weeks

Qty	Item Number	Description	Specs
1	Paint Grade Wood Column - Exterior	Premier Wood Architectural Exterior Paint Grade Wood Column, 20' Overall Height SHAFT: 24" Diameter, Round, True Entasis Taper, Fluted with True Ionic Flutes (Finger-Joint Cedar) BASE: Attic Base (Fiberglass) CAPITAL: Roman Corinthian Capital SPLIT: All Components Whole/Load-Bearing INTERIOR: Entire Length of Shaft Hand-Mopped with Asphalt EXTERIOR: Factory Sanded and Primed with 2 Coats of Primer	
1	Common Carrier - Residential	Common Carrier Delivery – Your order will ship via Common Carrier and will be delivered on a full-size delivery truck. Customer is responsible for unloading product, as drivers do not unload. See Terms and Policies for additional information. Need help unloading your delivery? Ask about curbside and inside delivery options.	

Total \$7,707.81

More great products from Pacific Columns:



Order by Mail or Fax:

IMPORTANT: If you are mailing or faxing your quote, please print this quote, sign and date it.

By signing below you are agreeing to the terms and conditions on the Pacific Columns, Inc. Terms and Policies. (See Terms and Policies page of the Payment Authorization Form or view at <http://www.pacificcolumns.com/pdf/termsandpolicies.pdf>)

X _____ DATE: ____ / ____ / _____

We are here for you...

Need to make a change?

If you need to make a change to this quote, please reply to this email or give us a call at (800) 294-1098.



INDUSTRIAL CONTRACTORS

CRANE DIVISION

P.O. BOX 26764
4517 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Main: 704-596-4075
Fax: 704-596-2421

Proposal No. C15127	Page 1 Of 3	Date: 5/28/2019
Name: 180 Renovation	Job Name: Oakland Avenue Columns	
Address:	Location: 353 Oakland Ave. Rock Hill, SC	
Phone Number: 803-981-3176	Email: 180randr@gmail.com	Attention: Elizabeth

Subject to prompt acceptance and to all terms and conditions printed on the back hereof, which are hereby referred to and expressly made a part of this Proposal, we quote as follows:

Attn: Elizabeth

Thank you for allowing AME, INC. to quote your upcoming crane needs to replace columns at the home on Oakland Avenue in Rock Hill, SC. With the information provided the lift will consist of lifting the 700lbs columns at a radius of no more than 150'.

This quote is based on being able to swing the jib and make it over the trees. We will need to make a jobsite visit to confirm the distances. We will need to have a street closure (not provided in quote) and make sure there are no utility lines in the way.

This quote does not include exact rigging numbers, only the minimum for two riggers. There will need to be accessory equipment that may need to be rented or purchased. Based on the information given we can supply the following:

- (1) 110-Ton Hydraulic Truck Crane with Operator:
 - Counterweight Freight In: \$800.00
 - 8-Hour Shift Rate: \$2,505.6
 - Overtime Hourly Rate: \$375.00
 - Counterweight Freight Out: \$800.00
 - DOT Permits: \$75.00

- Rigging Daily Shift Minimum: \$1,000-\$1,500.00 (Per 2 Men)

If you have any questions concerning this quote, please feel free to contact **Will Stewart 704-315-7313**.

ADDENDUM TO TERMS AND CONDITIONS:

1. AME, is not responsible for landscaping, underground utilities, curbs or pavement.
2. Any overtime will be charged at a rate of \$45.00 per hour in addition to the hourly rate for the crane unless other wise stated, overtime is defined as any hours before 6:30 AM or beyond 4:00 PM, and/or after 8 hours in a day during weekdays, and all day on weekends.
3. It is the customer's responsibility to provide scheduling notification to any public or private agency that may require scheduling permission.
4. Additional time will be charged when proper access is not provided.
5. AME, will provide standard rigging. Special rigging is to be provided by the customer, or can be provided by AME at additional cost.
6. Payment due upon receipt.
7. Quote is valid for 30 days.
8. Additional charges for lift plans may apply.
9. If non-standard PPE is required for this site, additional costs could be incurred.
10. If site specific orientation is required, additional costs will be incurred for our employee's time and travel costs.

This proposal is subject to withdrawal without notice prior to acceptance by Buyer and shall not become binding upon AME, Inc. unless and until it is approved in writing below by AME, Inc. by its duly authorized officer.

Company	Type of Column	Approximate Column weight	Product Cost	Crane (x 2 days) Minimum cost + street closure cost (\$200 per day)	Total Cost
Owner	Wood composite	Unknown	TBD	Not needed	TBD
Chadsworth	Fiberglass	250	\$7590	\$3400	\$10,990
Worthington	Fiberglass	235	\$4973	\$3400	\$8373
Pacific Columns	Endura-Stone composite	2200	\$7101	\$3400	\$10,501
Pacific Columns	Premier Wood	2200	\$7708	\$3400	\$11,108

IDENTIFICATION

South Carolina Inventory of Historic Places
 Survey Field Form/Data Entry Form
 State Historic Preservation Office
 PO Box 11,669, Columbia, SC 29211
 (803) 734-8577



1. CONTROL NUMBER: U / 91 / 1195 / 424 - 390
county census design- place
 ated site number

2. HISTORIC NAME(S): Stokes-Mayfield House

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 353 Oakland Ave.

PARCEL# 6272202015

CITY: Rock Hill VICINITY OF: _____ COUNTY: York

5. OWNERSHIP: private city county state federal 6. CATEGORY: building site structure object

7. HISTORIC USE(S): single dwelling multi dwelling other use(s) _____

8. CURRENT USE(S): single dwelling multi dwelling other use(s) _____

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register 84/0517

name: Stokes-Mayfield House
 listed as part of NR historic district contributing non contributing

name of district: _____

listed individually National Historic Landmark part of NHL district

determined eligible - owner objection

DOE process

determined NOT eligible rejected by review board

deferred by review board removed from NR

rejected by Washington removed from survey

pending Federal nomination demolished

completed Preliminary Information Sheet (PIS) nomination on file-

never processed

11. NUMBER OF CONTRIBUTING PROPERTIES: _____

PROPERTY DESCRIPTION: when other (z) is chosen, enter data under 20. ADDITIONAL DESCRIPTIVE COMMENTS or 21. ALTERATIONS

12. CONSTRUCTION DATE: 1907

13. ALTERATION DATE: _____

14. VERNACULAR FORM: _____ 15. COMMERCIAL FORM: _____ 16. ARCHITECTURAL STYLE OR INFLUENCE: _____

17. DESCRIPTION: Select as many responses as appropriate.

a) construction method masonry (MAS) frame (FRA) log (LOG) steel (STL) other (Z)

b) exterior wall weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU)
 material tabby (TAB) brick (BRI) brick veneer (BRV) stone veneer (STV) cast-stone (CS) marble (MBL)
 asphalt roll (ASP) synthetic siding (SYN) asbestos shingle (ABS) pigmented structural glass (PSG) other (Z)

c) historic core shape rectangular (R) square (S) L (L) T (T) U (U) H (H) octagonal (O) irregular (I) other (Z)

d) stories 1 1 1/2 2 (2 1/2) 3 4+ other (Z)

e) roof shape gable(end to front) (GEF) gable(lateral) (GBL) hip (HIP) cross gable (CRG) pyramidal (PYR)
 flat (FLT) truncated hip (TRH) gambrel (GAM) mansard (MAN) salt box (SBX) jerkinhead (JRK)
 front gable/hip & wing (FGW) gable-on-hip (GOH) not visible (NV) other (Z)

f) roof material composition shingle (COS), pressed metal shingle (PMS) wood shingle (WDS) slate (SLT) builtup (BLT)
 raised seam metal (RSM) corrugated metal (CRM) rolled roofing (RR) not visible (NV) other (Z)

g) # of chimneys exterior (EX) interior end (INE) interior (INT) central (CEN) flue (FLU)
 double shouldered (DS) not visible (NV) other (Z)

h) chimney material brick (BR) stuccoed brick (SB) stone (ST) brick & stone (BS) other (Z)

i) foundation not visible (NV) brick pier (BP) brick pier with fill (BPF) brick (BRI) stuccoed masonry (STU)
 stone pier (STP) stone (STN) concrete block (CB) slab construction (SLB) basement (BAS)
 raised basement (RBS) other (Z)

j) porch height 1 story (1ST) 1 story w/deck (1WD) 2 or more stories (2+) 2 or more with tiers (2+T)
 roofed balcony over 1 story hip/shed (RFB) other (Z)

k) porch width entrance bay only (EBO) over 1 bay, less than full facade (B+) full facade (FF) porte cochere (PC)
 facade and left elevation (F&L) facade and right elevation (F&R) facade and both elev. (F&B) other (Z)

l) porch roof shed (SHD) hip (HIP) gable (GAB) pedimented gable (PDG) flat (FLT) engaged (ENG)
 shape gable-on-hip(or shed) (GHS) other (Z)

- m) porch details chamfered posts (CHP) turned posts (TP) supports on pedestals (SOP) columns (COL) posts (PO) piers (PR) pillars (PL) freestanding posts (FSP) balustrade (BAL) masonry apron wall (MAW) turned balusters (TB) sawn balusters (SB) slat balusters (SL) other sawn/turned work (S/T) enclosed end bay (EEB) insect screening (IS) other (Z)
- n) windows single (SGL) double (DBL) paired (PRD) tripartite (TPT) grouped (GRP) decorative (DEC) display (DIS) other (Z)
- o) pane configuration 1/1 / / / traceried (TR) Queen Anne block-glass (QAB) bungalow/craftsman geometric (BCG) other (Z)
- p) doors single (SGL) double (DBL) transom (TRA) fanlight (FTL) sidelights (SID) other (Z)
- q) decorative element material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) marble (MB) other (Z)
- r) interior features: Central hall plan
- 18. HISTORIC none (N) none visible (NV) garage (GAR) garage w/living area (GLA) shed (SHD) kitchen (KIT) OUTBUILDINGS: tenant house (TH) other house (OH) office (OFF) barn (BRN) tobacco barn (TOB) dairy (DAI) crib (CRB) smokehouse (SMK) slave house (SLH) privy (PVY) well (WEL) springhouse (SPR) store (STR) other (Z)
- 19. SURROUNDINGS: residential (R) residential/commercial (R/C) commercial (C) rural (RU) rural community (RCM) industrial (IND) other (Z)

20. ADDITIONAL DESCRIPTIVE COMMENTS Pedimented gable two-story porch, with Corinthian columns. Small balcony within porch, over front entry, on decorative iron supports. Fanlights in gable ends. Porch deck wraps to either side to join smaller flat roofed porches with Ionic columns.

21. ALTERATIONS Synthetic siding, aluminum storm windows, recent window blinds

HISTORICAL INFORMATION

- 22. THEME(S): _____
- 23. PERIOD(S): _____
- 24. IMPORTANT PERSON(S): _____
- 25. ARCHITECT(S): Starr, Julian SOURCE: Documented
- 26. BUILDER(S): Holler, A. D. SOURCE: Documented
- 27. HISTORICAL DATA: Built for James Richmond Stokes, a Rock Hill dentist, and his wife Addie on land laid out by the Rock Hill Land and Town Site Company.

28. INFORMANT/BIBLIOGRAPHY National Register Nomination

PROGRAM MANAGEMENT

- 29. QUADRANGLE NAME: Rock Hill 30. PHOTOGRAPHS:(Y/N) prints Y slides _____ negatives Y
- 31. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker files (HMF) environmental review files (ERF) other (Z) _____
- 32. RECORDER NAME/FIRM: DBS, Preservation Consultants, Inc. SHPO _____
- 33. DATE RECORDED: 8/11/09
year month day
- 34. COMMENTS:

CONTINUATION AND PHOTOGRAPHS

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803)734-8577

CONTROL NUMBER: 11 / 91 / 1195 / 424 - 390
 county census desig- site number
 nated place

CONTINUATION:



View of

1. FRONT (E) & LEFT ELEV.
2. DETAIL AT PORCH GABLE
3. DETAIL AT ENTRY

Date taken: 8/11/06

Recorded by: DBS, Preservation Consultants, Inc.

353 Oakland Ave

U91 1195 424 390



8/2003



8/2003

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received APR 17 1984

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Stokes-Mayfield House

and or common

2. Location

street & number 353 Oakland Avenue N/A not for publication

city, town Rock Hill N/A vicinity of

state South Carolina code 045 county York code 091

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Addie Stokes Mayfield

street & number 353 Oakland Avenue

city, town Rock Hill N/A vicinity of state South Carolina 29730

5. Location of Legal Description

courthouse, registry of deeds, etc. York County Courthouse

street & number South Congress Street

city, town York state South Carolina 29745

6. Representation in Existing Surveys

South Carolina Inventory of
title Historic Places has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Stokes-Mayfield House is located in a residential and commercial section which borders Winthrop College in Rock Hill, South Carolina. It was designed by architect Julian Starr and constructed in 1907 with A. E. Holler as contractor. The frame house reflects elements of neoclassical design--the most prominent of which is the two-story tetrastyle Corinthian portico on the facade. The interior has seen minor alterations which do not affect the character of the design. The exterior has been sheathed in vinyl siding which simulates the width and contour of the original weatherboard. Two of the original columns were replaced with replicas in 1983.

ADDITIONAL INFORMATION

The Stokes-Mayfield House is a two-story, rectangular frame residence with a gabled roof. The original weatherboard is sheathed in vinyl siding. The facade (northeast elevation) is three bays wide with a tetrastyle Corinthian pedimented portico. A central entrance on each story features a transom and sidelights. The house has porches on the northwest and southeast elevations and a small balcony with decorative iron brackets above the front door. The porches and the balcony feature turned balustrades. The southwest elevation contains a small enclosed porch and stairs leading to the second level. Windows are mainly one-over-one. There are two interior chimneys with corbelled caps on each side of the center gable. The cross-gabled roof is covered in slate. Each gable has a fanlight and a raking denticulated cornice.

The interior contains two floors, a half-basement, and a full attic. The building has a central-hall, double pile floor plan. The hall contains two screens, one supported by Ionic columns and the other by pilasters. The main staircase has two landings with the upper landing containing two windows. The attic is fully floored, but unfinished. A 1958 remodeling of the house consisted of converting a large kitchen into a den and the butler's pantry into a kitchen. The house has been sheathed in vinyl siding. Two of the columns were replaced with replicas in 1983.

An unusual feature of the Stokes-Mayfield House is a bell system powered by dry cell batteries, which was used to call servants to different parts of the house. A small clock-like box in the kitchen contains twelve Roman numerals, each indicating a separate room. When a servant was needed in a particular room, a bell would ring and a small hand would point to the number for that particular room.

Surroundings

The house is situated on Oakland Avenue in a residential and commercial area of Rock Hill, a short distance from the Winthrop College campus.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907 Builder/Architect A.E. Holler/Julian Starr

Statement of Significance (in one paragraph)

The Stokes-Mayfield House is a two-story, frame residence designed by architect Julian Starr and constructed by contractor A. E. Holler in 1907. The house is locally significant for its neoclassical design elements and because it is one of the few houses remaining in Rock Hill which closely represents this design and the era in which it was built. It was constructed for Dr. James Richmond Stokes, a Rock Hill dentist, and his wife, Addie.

ADDITIONAL INFORMATION

The Stokes-Mayfield House was built on land sold to Addie Stokes in 1906 by the Rock Hill Land and Town Site Company, which also sold land to the Winthrop Normal and Industrial College (now known as Winthrop College) in Rock Hill.¹ The area on Oakland Avenue around the college contained many prominent houses similar to the Stokes-Mayfield House which reflected the prosperity of its residents and the growth of the town of Rock Hill during the early years of the twentieth century.² As the area developed in subsequent years, however, most of these houses were replaced with smaller, more modern houses and business offices. The Stokes-Mayfield House has remained in the same family since its construction.³

Architecture

The Stokes-Mayfield House is representative of the social role of architecture in the early twentieth century, when prominent citizens would define their residences with classical porticos. Fashionable and wealthy men would have such porticos grafted to modest houses as a social statement. Julian S. Starr, the architect of the Stokes-Mayfield House, designed numerous other residences in the Rock Hill area in the early twentieth century, and was known to have a fondness for such porticos.⁴ A reconnaissance survey of the city has determined that the Stokes-Mayfield House is the most outstanding such residence remaining in the city.

1

Book 26, pp. 499–500, Book 40, p. 302, York County Deeds, York County Courthouse, York, South Carolina; Douglas Summers Brown, A City Without Cobwebs: Rock Hill, South Carolina (Columbia, SC: University of South Carolina Press, 1953), p. 221.

2

The Triad Architectural Associates, "Existing Facilities Study: Winthrop College," Columbia, SC, p. 107.

3

Case 431, File 13303, York County Wills, York County Courthouse; Book 286, pp. 121–22, York County Deeds, York County Courthouse.

4

Rosa B. Guess to Addie Stokes Mayfield, 21 February 1980, and William B. White, Jr. to Charles E. Lee, 24 May 1981, National Register Files, South Carolina Department of Archives and History, Columbia, SC.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreage of nominated property .65 acres

Quadrangle name Rock Hill

Quadrangle scale 1:62500

UTM References Latitude: Approx. 34°56' 3"

Longitude: Approx. 81°1' 40"

A [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

B [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

C [] [] [] [] [] [] [] [] [] []

D [] [] [] [] [] [] [] [] [] []

E [] [] [] [] [] [] [] [] [] []

F [] [] [] [] [] [] [] [] [] []

G [] [] [] [] [] [] [] [] [] []

H [] [] [] [] [] [] [] [] [] []

Verbal boundary description and justification

The Stokes-Mayfield House is shown as the red line on the accompanying York County Tax Map #627-22, drawn at a scale of 1 inch = 60 feet. This boundary includes only the house and its yard.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Debra J. Allen, National Register Assistant Linda VanderBroek, Intern
Catawba Regional Planning Council

organization South Carolina Dept. of Archives & History date March 19, 1984

street & number 1430 Senate St., P.O. Box 11,669, Capitol Station telephone 758-5816

city or town Columbia state South Carolina 29211

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Charles E. Lee*

title Charles E. Lee State Historic Preservation Officer date April 2, 1984

For NPS use only

I hereby certify that this property is included in the National Register

for Melvyn Byers Entered in the National Register date 5-17-84
Keeper of the National Register

Attest: Chief of Registration date

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

1

Item number

9

Page 1

BIBLIOGRAPHY

Brown, Douglas Summers. A City Without Cobwebs: Rock Hill, South Carolina. Columbia, South Carolina: University of South Carolina Press, 1953.

Columbia, South Carolina. South Carolina Department of Archives and History. National Register Files.

The Triad Architectural Associates. "Existing Facilities Study: Winthrop College." Columbia, South Carolina, 1981.

York, South Carolina. York County Courthouse. York County Deeds.

York, South Carolina. York County Courthouse. York County Wills.





Certificates of Appropriateness Issued by Staff 4/26/2019-6/3/2019

1069

Applicant: Candace Thompson

Address: 128 Reid Street

Request: Replace glass as needed; replace side door with new door of same dimensions

Determination: Repairs, security

1070

Applicant: Candace Thompson

Address: 126 Reid Street

Request: Glass repair

Determination: Same materials as original

1071

Applicant: Bob O'Hoppe, ARS

Address: 140 East Main Street

Request: Replace roofing

Determination: Replacing like materials

1072 – Board Approval

1073

Applicant: Joe Lanford

Address: 131 E Main Street

Request: Sign

Determination: Conforming signs reviewed by staff

1074

Applicant: Philip Hull

Address: 224 Oakland Avenue

Request: Replace rotted front doors with duplicates in same material; install gutters

Determination: Rot of doors proven; replacement will be with duplicate doors constructed of same material; gutter system proven by photographic evidence

1075

Applicant: Sybil Hall

Address: 228 Marion Street

Request: Replace rotted wood siding with new wood siding

Determination: Replacement with like materials

1076

Applicant: Hayfield Properties LLC

Address: 125 Hampton Street

Request: Cover EPDM roofing material with TPO membrane

Determination: Covering non-historic materials and not visible from the street

1077

Applicant: John Misskelley

Address: 131 North Confederate Avenue

Request: Storage building constructed behind privacy fence

Determination: Not visible from the front façade

1078

Applicant: Eli & Marcio Hale

Address: 311 Oakland Avenue

Request: Replace existing asphalt shingles with new asphalt shingles

Determination: Replacement of like materials

1079

Applicant: Walter Heinsohn

Address: 200 Oakland Avenue

Request: Place sign plate on existing multi-tenant monument sign

Determination: Sign review

1080

Applicant: Candace Thompson

Address: 126 Reid Street

Request: Replace non-historic sliding door with French style doors on rear of property

Determination: Replacement of non-historic materials; safety issue

Staff Contact: Janice E Miller, Historic Preservation Specialist
janice.miller@cityofrockhill.com
803.817.5129



**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT**



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code Section § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered “yes” or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check “yes” or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered “no” for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered “no representation” for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner’s answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchasers are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Property Address (including unit # or identifier) _____

<p>Owner: () () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.</p> <p>REV: 11/2018</p>
--

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.

As owner, do you have any actual knowledge of any problem(s)* concerning?

*Problem includes present defects, malfunctions, damages, conditions, or characteristics.

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM

	Yes	No	No Representation
1. Water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Water pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Describe water supply <input type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> Private <input type="checkbox"/> Corporate <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other_____			
B. Describe water disposal <input type="checkbox"/> Septic <input type="checkbox"/> Sewer <input type="checkbox"/> Private <input type="checkbox"/> Corporate <input type="checkbox"/> Government <input type="checkbox"/> Other_____			
C. Describe water pipes <input type="checkbox"/> PEX <input type="checkbox"/> Copper <input type="checkbox"/> PVC/CPVC <input type="checkbox"/> Polybutylene <input type="checkbox"/> Steel <input type="checkbox"/> Other/Unknown_____			

II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS

	Yes	No	No Representation
5. Roof system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Gutter system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Approximate year that current roof covering was installed or modified:_____. Approximate year structure was built:_____			
B. During your ownership, describe any known roof system leaks and repairs:_____			

III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Owner: (____) (____) Purchaser (____) (____) acknowledge receipt of a copy of this page which is page 2 of 5.

- A. Describe Cooling System Central Ductless Heat Pump Window Other _____
- B. Describe Heating System Central Ductless Heat Pump Furnace Other _____
- C. Describe HVAC Power Oil Gas Electric Solar Other _____
- D. Describe HVAC system approximate age and any other HVAC system(s): _____

IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED

- A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus: _____
- B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): _____
- C. Describe any known present pest infestations: _____

V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY

Apply this question below and the three answer choices to the numbered issues (15-24) on this disclosure. As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Designation as a historic building, landmark, site or location within a local historic or other restrictive district, which may limit changes, improvements or demolition of the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Room additions or structural changes to the property during your ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Problems caused by fire, smoke, or water to the property during your ownership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Drainage, soil stability, atmosphere, or underground problems affecting the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Erosion or erosion control affecting the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Flood hazards, wetlands, or flood hazard designations affecting the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Flood insurance covering the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A. Describe any green energy, recycling, sustainability or disability features for the property: _____
- B. Describe any Department of Motor Vehicles titled manufactured housing on the property: _____

Owner: () () Purchaser () () acknowledge receipt of a copy of this page which is page 3 of 5.

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: _____

VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING

A. Describe the lease terms and any leasing problems, if any: _____

B. State the name and contact information for any property management company involved (if any): _____

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: _____

VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY

A. Describe any utility company financed or leased property on the real property: _____

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: _____

IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS

Yes*	No	No Representation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If **YES**, owner must complete the attached Residential Property Disclosure Statement Addendum.

X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED

Owner: (____) (____) Purchaser (____) (____) acknowledge receipt of a copy of this page which is page 4 of 5.

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchasers should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

Current status of property or factors which may affect the closing:

- | | | | |
|---|--------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Owner occupied | <input type="checkbox"/> Short sale | <input type="checkbox"/> Bankruptcy | <input type="checkbox"/> Vacant (How long vacant?) _____ |
| <input type="checkbox"/> Leased | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Estate | <input type="checkbox"/> Other: _____ |

A Residential Property Condition Disclosure Statement Addendum is is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: _____ Date: _____ Time: _____

Owner Printed Name: _____

Owner Signature: _____ Date: _____ Time: _____

Owner Printed Name: _____

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchasers have sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____



**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT ADDENDUM**



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (**CCRB**). These organizations are referred to herein as an owners association.

Purchasers should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchasers are solely responsible to determine what items are covered by the owners association charges.

Property Address: _____

Describe owners association charges: \$ _____ Per _____ (month/year/other)

What is the contact information for the owners association? _____

**As owner do you have any actual knowledge of answers to the following questions?
Please check the appropriate box to answer the questions below.**

	Yes	No	No Representation
1. Are there owners association charges or common area expenses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or CCRB resale or rental restrictions?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Do the CCRB or condominium master deed create guest or visitor restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Do the CCRB or condominium master deed create animal restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there any known common area problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Question does not include recording costs related to value or deed stamps.)*

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: _____

Owner signature: _____ Date: _____ Time: _____

Owner signature: _____ Date: _____ Time: _____

Purchaser signature: _____ Date: _____ Time: _____

Purchaser signature: _____ Date: _____ Time: _____



CONTINUING EDUCATION OPPORTUNITIES 2019

Returning Boards and Commission members and staff members need 3 continuing education credit hours per year under State law. Here is the current list of those needing continuing education credits and the number of hours needed:

	Needed	Completed
Phil Jerauld		3
Martin Goode		3
Ashley Barron		3
Wil Drennan	3	

	Needed	Completed
Mike James		3
Jana Jeanette		3
Addie Rutledge		3

The City of Rock Hill will provide the following opportunities in 2019 for you to obtain the required credit hours.

Date & time	Topic	Location	Facilitators	Credit hours
May 21 9 a.m. to 12:30 p.m. (Tuesday)	Municipal Governance & Policy; FIOA	Catawba Regional COG – Rock Hill SC	Catawba COG	3 hours
May 22 9 a.m. to noon; and 2-5 p.m. (Wednesday)	Video – Resource Considerations for Planning & Zoning Officials	City Hall—Room 329	Janice Miller	3 hours (two sessions offered; only need to attend one)
June 21 Full Day	South Carolina American Planning Association (SCAPA) Conference	Greenwood SC	SCAPA	3 hours (stay longer if desired, but additional credit does not carry over)
Sept. 6 3:30 PM (Thursday)	Program – Topic to be decided based on Board & Commission members suggestions	City Hall—Room 373	TBD	1.5 hours (scheduled for the day of the Planning Commission regular meeting)
October 2-4 (Wed-Fri)	South Carolina American Planning Association (SCAPA) Conference	Columbia SC	SCAPA	3 hours (stay longer if desired, but additional credit does not carry over)
Nov. 8 2 p.m. (Friday)	Topics TBD (videos) Note: this is the last session of the year. It should be used as make-up for anyone who still needs hours.	City Hall—Room 303	Janice Miller	3 hours

Alternatively, if you attend conferences as part of your career, the vendors listed on the back are approved for credits. The sessions must be in-person with a coordinator present at all times, and the subject matter should be related to planning. After completion of the program, give Janice a copy of the agenda, fill out a form, and you're done!

General organizations

- Any department or agency of the US Government
- Any department or agency of the state of South Carolina
- International City/County Management Association (ICMA)
- Municipal Association of South Carolina (MASC)
- National Association of Counties (NACo)
- South Carolina Association of Counties (SCAC)
- South Carolina Community Loan Fund
- Urban Land Institute (ULI)

Architecture organizations

- American Institute of Architects (AIA)
- South Carolina Chapter of the American Institute of Architects (SCAIA)

Planning organizations

- American Planning Association (APA)
- South Carolina Chapter of the American Planning Association (SCAPA)
- American Institute of Certified Planners (AICP)
- Clemson University and other planning-accredited schools

Landscape Architecture organizations

- American Society of Landscape Architects (ASLA)
- South Carolina American Society of Landscape Architects (SCASLA)
- Trees SC

Historic organizations

- National Trust for Historic Preservation
- South Carolina Department of Archives and History

Organizations in specific geographic areas

- ACE Basin NERR Coastal Training Program
- Catawba Council of Governments
- Coastal Carolina University/Division of Academic Outreach
- Coastal Waccamaw Stormwater Education Consortium
- College of Charleston North Campus
- North Inlet Winyah Bay NERR Coastal Training Program
- Waccamaw Regional Council of Governments