

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

June 6, 2019

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, June 6, 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, William Drennan, Martin Goode, Michael James, and Jana Jeanette.

MEMBERS ABSENT Ashley Barron

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

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

Chair Jerauld began the stating that Addie Mayfield Rutledge was present but that because she was an applicant on the agenda item she would not be able to vote on that item. He clarified that she would be able to vote on the approval of the minutes from the previous meeting.

Mr. Jerauld called for a motion to approve the minutes from the May 2, 2019, meeting. Michael James made a motion to approve the minutes. William Drennan seconded and the motion carried unanimously 6-0 (Barron absent).

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.**

Staff member Janice Miller presented the staff report. Shortly into the presentation Mrs. Miller noted that she was providing the Board with photographs, the 1988 historic inventory card, and 1984 National Register nomination form which should have been included within the staff report.

Mr. Jerauld called for any questions from the Board. There being no questions, Mr. Jerauld called for the applicant to come forward.

Mr. Robert Rutledge, 353 Oakland Avenue, approached the Board. Mr. Rutledge began by stating that he and his wife were the third generation to live in the home, clarifying that they had not bought into the historic district. He stated that they had been faced with the decision either to sell his wife's family home or to live in it. Mr. Rutledge briefly went over his construction background noting that most of the things that needed repair on homes in the historic district were expensive. He stated that what he was proposing to be a temporary fix would not deter from the historic look of the home and that when traveling on Oakland Avenue at a normal speed one would barely be able to see the top part of home. He added that the most important thing to do is to get the column fixed so that it does not create an even bigger issue. He stated that he could make a square fluted column that looks like the others for a 10th of the estimated cost, which includes the crane and column. He noted that there would be no labor involved but if there was he would then seek out a general contractor so that he would not have any liability.

Michael James asked Mr. Rutledge whether he had a timeframe in mind based upon his statement about making temporary repairs.

Mr. Rutledge stated that he did not have a timeframe being that in the construction world timeframes are subject to change. He ended by saying that he could not honestly answer the question at this time.

Mr. Jerauld asked Mr. Rutledge if based on his knowledge and experience if there were another home in the State of South Carolina that had undergone a similar situation whereas a temporary column had been used

in the fashion that he'd explained.

Mr. Rutledge stated that he had not because it is not something that a layperson would notice unless they were looking for it. He went on to explain that he, however, could visit homes in the historic district and be able to point out things that were not original.

Mr. Jerauld asked whether the columns were evaluated during the work that was performed in 1982 and 1983.

Mr. Rutledge stated that his father-in-law would know more information but that he was aware that the two middle columns were original. He added that manufacturers today do not make columns that will last as long as the originals. He went on to say that back then prices were more competitive because this type of construction was still in use whereas today there were only small number of manufacturers that still make the product available. He further explained the cost associated with the issue and that he understood why the standards are in place for homes for in the historic district. He again elaborated on the fact that he and Mrs. Rutledge did not buy into the district.

Martin Goode asked whether all four square columns could be replaced for around \$4,000 based upon the Board being provided information stating that each column would be just under \$1,000.

Mr. Rutledge stated that Mr. Goode's assumption of the cost was close. He added that he had found pictures of homes that were built around the same time as the one in question and that they had columns on them, noting that they were Corinthian style. He added that he could change all four of the columns and that he'd rather build the four columns so that future generations do not have to deal with the issue.

Ms. Jeanette asked Mr. Rutledge whether he'd be fixing the water issue that was causing the rot.

Mr. Rutledge stated that all of the recent rainfall and cold from the winter exacerbated the issue.

Ms. Jeanette asked Mrs. Miller whether the Board could leave it as a temporary status and further information is received.

Mrs. Miller replied stating that the Board could make the temporary status a condition of approval as with previous cases. She added that for example, the applicants could come back before the Board in two years with a new column or ask for an extension.

Mr. Rutledge asked for clarification on what the extension meant.

Mrs. Miller replied stating that an extension could be put in place and went on to explain that the fact that the column is 21 feet in height was left out of the staff report. She added that she doubts the ability of the applicants finding a column that matches the existing ones exactly. She went on to explain how the current construction climate would affect the project.

Mr. Rutledge stated that another problem was the feasibility to change the column. He went on to explain the difficulty of the physicality involved with the project being that it would require a crane.

Mr. Jerauld asked the Board whether they had any additional questions for Mr. Rutledge. There being no further questions for Mr. Rutledge, Mr. Jerauld called for questions from the audience.

Russell Fraise, 334 N. Confederate Ave., approached the Board. Mr. Fraise began by complementing the look of the Rutledge's home. He then began to explain that he had reached out to Mrs. Rutledge in order to visit the home and evaluate the capitals. He explained that when he arrived at the home the capital was displaced from the home. He stated that he'd informed Mrs. Rutledge that he makes capitals and pointed out the nearby bed & breakfast as being one of his former customers. Mr. Fraise began to explain how the

capitals are made and that he believed that they could be fixed. He mentioned the possibility of reaching out to Winthrop University's art program.

Ms. Jeanette inquired as to the cost of making the new capitals.

Mrs. Rutledge spoke from the audience stating that Mr. Fraise had quoted her a price of \$5,000 which was cost prohibitive.

Mr. Fraise interjected stating that he had not quoted Mrs. Rutledge \$5,000 and would not know how much the cost would be until he actually delved into the project.

Phil Jerauld stated that the Board needed to discuss the issue and began by asking Mr. Drennan of his opinion on the issue based on his professional background.

Mr. Drennan stated that someone would need to visit the site to look at it. He added that there is the possibility of salvaging the column and that there are salvage companies out there that may have an exact match but the logistics would still make the project costly.

Ms. Jeanette stated that she was concerned for the entire porch falling in if does not get fixed. She added that she would be okay with the temporary fluted column and salvaging it over time.

Joe Sherrill, 538 E. Main St., asked to approach the Board from the audience. Mr. Sherrill asked whether any of the work being performed would change the appearance of the structure and affect its National Register status.

Mrs. Miller stated that the home's National Register status would not be affected.

Mr. Rutledge approached the Board stating that his mother-in-law put the home on the National Register voluntarily because she knew that future generations would run into the present problems. He went on to point out that none of the members of the audience pay taxes on the property therefore, they do not have any interest in the property. He added that he is willing to do a temporary fix until he can replace the column but is not willing to let the porch fall in which is what would happen.

Ms. Jeanette asked Mr. Rutledge whether he could store the original column somewhere once the temporary column is put up.

Mr. Rutledge stated that he could and went on to explain the materials making up the column and that he could fix it himself but that it was severely rotted. He asked whether the Board would rather see something that looks pieced together or something that looks new. He added that after it's painted, in 10 years no one would be able to tell the difference.

Michael James asked whether if the Board went the temporary fix route, if they would grant the applicants a window of three years and once that time has passed, determine whether an extension would need to be granted.

The Board further discussed the issue.

Ms. Jeanette made a motion to approve to put up a temporary square fluted column within a three year period in order to try to replace it with a duplicate of the original or restore the existing with the ability to come back to the Board to ask for an extension, if needed.

Mr. Jerauld reiterated the proposed motion and seconded the motion. The motion carried unanimously 5-0 (Barron absent).

6. Other Business

- a. Certificates of Appropriateness approved by staff. No comments received.
- b. The Board was made aware that a Real Estate Disclosure Form would not be given to prospective buyers of home in the Historic District was briefed on upcoming continuing education opportunities.
- c. Mrs. Miller briefly went over continuing education opportunities
- d. Mrs. Miller stated that so far she hadn't received application for the July hearing.

Mr. Drennan asked for clarification on the date of the July meeting. Mrs. Miller stated that because of the Independence Day holiday, the meeting would be held on July 11th.

7. Adjourn

There being no further business Mr. Drennan made a motion to adjourn. Mr. Jerauld seconded the motion and the motion carried unanimously 5-0 (Barron absent) and the meeting adjourned at 6:45 PM.