

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

December 12, 2019

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, December 12, 2019, at 6:00 pm in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, York County, South Carolina.

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

MEMBERS ABSENT Jana Jeanette

STAFF PRESENT Janice Miller, Shana Marshburn

3. Approval of minutes from the September 5, 2019 regular meeting.

Chair Jerauld called for a motion to approve the minutes from the September 5, 2019, meeting. Mr. Goode made a motion to approve the minutes. Mrs. Barron seconded and the motion carried unanimously 6-0 (Jeanette absent).

4. **H-2019-07: Consider a Certificate of Appropriateness request by Frank Reed, Amelie's French Bakery, to construct an awning-covered deck along the Caldwell Street façade on the building located at 157 East Main Street, which is part of the Downtown Old Town Area Historic District.**

Staff member Janice Miller presented the staff report.

Mrs. Barron questioned whether the outdoor seating area would remain pet friendly. Mrs. Miller responded she was unaware but that the applicant could answer that question.

Mr. James asked whether there was ever an awning attached to the building being that there were existing holes in the building. Mrs. Miller stated that she believed that there was previously a drive-thru in that area of the building.

There being no further questions for Mrs. Miller, Mr. Jerauld called the applicant forward to speak.

Darryl Hall of Fortis Architecture, 3620 Sudbury, Charlotte NC, architect, addressed the Board stating that the awning was planned to be freestanding and anchored to four posts and would not be attached to the building. He went on to explain how this would be achieved.

Mr. Jerauld questioned the distance of the front of the awning to the curb. Mr. Hall stated that there would be a distance of 60 inches and that a distance of 60 inches would also be maintained from the nearby landscape island.

There being no further questions for the applicant, Mr. Jerauld called on members of the audience signed up to speak.

Louise Pocock, 618 Lige Street, addressed the Board, stating that she was present at the meeting in order to support the request and briefly explained that Amelie's is a great City partner and addition to the Downtown.

Frank Reed, 157 East Main, applicant, addressed Mrs. Barron's question as to whether pets would be allowed underneath the new awning, stating that they would. He went on to add that while visiting Europe he noticed that many of the restaurants there already had similar awning structures as was proposed.

Mrs. Barron stated that she was very pleased that dogs would be allowed and that it would be a nice addition to the Downtown. Mr. Drennan added that he was glad that it would not be attached to the building. Mr. Goode stated that he was is a frequent patron of Amelie's and that he is happy that they are in the neighborhood.

There being no further discussion, Mr. Jerauld made a motion to approve the request. Mrs. Barron seconded. The motion carried unanimously by a vote of 6-0 (Jeanette absent).

5. **H-2019-02A: Consider amending Certificate of Appropriateness 1072 by Rachel Chwaszczweski, Treat Yourself LLC, with reference to the siding configuration on the building located at 636 East Main Street, which is part of the Reid Street/North Confederate Avenue Area Historic District.**

Mrs. Miller presented the staff report.

With there being no questions for Mrs. Miller, Mr. Jerauld asked the applicant to address the Board.

Rachel Chwaszczweski of Treat Yourself, LLC approached the Board, presenting a more recent photo of the partially completed home. She added that the shingles would not make a discernable difference due to the dark color on the home.

Mrs. Barron asked why it was done that way. Ms. Chwaszczweski stated that it was a mistake and that she has forgotten to update the plans.

There being no further questions for the applicant, Mr. Jerauld called for a motion. Mr. James made a motion to approve the request. Mrs. Barron seconded. The motion carried unanimously by a vote of 6-0 (Jeanette absent).

6. **Other Business**

a. Approval of 2020 meeting calendar.

Mr. Jerauld made a motion to approve the calendar. Mr. Drennan seconded. The motion carried unanimously by a vote of 6-0 (Jeanette absent).

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

c. Mrs. Miller provided an update on continuing education opportunities.

7. **Adjourn**

There being no further business Mr. Drennan made a motion to adjourn. Mr. Good seconded the motion and the motion carried unanimously 6-0 (Jeanette absent) and the meeting adjourned at 6:22 PM.