



Rock Hill Board of Historic Review

Regular Public Hearing
June 4, 2020
6:00 p.m.

The meeting will be held electronically- please see instructions on how to attend and participate in the meeting on the following page.

A G E N D A

- 1) Pledge of Allegiance
- 2) Call to Order
- 3) Approval of minutes, January 9, 2020, regular meeting
- 4) H-2020-02: Consider a Certificate of Appropriateness request by Marcio Hale to install a metal and brick fence along the front façade of the building located at 311 Oakland Avenue, which is part of the Oakland Avenue Area Historic District.
- 5) Other Business
 - a. Certificates of Appropriateness issued by Staff
 - b. Continuing education opportunities
- 6) Adjourn



Instructions for Participating in the Board of Historic Review Meeting by Phone, Computer, Smart phone or Tablet

To attend or participate in the Board of Historic Review Meeting please click the link below to join the webinar:
<https://us02web.zoom.us/j/87693913871>

Phone

Call 1-929-205-6099

Enter the Meeting ID when prompted: 876 9391 3871

Or iPhone one-tap :

US: +19292056099,,87693913871#

You will then be prompted for a participant ID. Attendees will not have a participant ID, so press # to continue.

During the meeting you will be muted unless you'd like to speak on an item. You will be able to hear the meeting while muted.

To Speak on an Item

If you'd like to speak on an item, dial *9 to notify the host that you'd like to speak.

When it's your turn, you'll get a notification that you've been unmuted. At this time you'll be asked to provide your name and address for the record, and be able to make your comments.

Once you're finished speaking, you'll receive a notification that you've been muted again.

Smart phone or Tablet

Download the app "ZOOM Cloud Meetings."

Proceed with the instructions for web access.

Web Access

Click the link <https://us02web.zoom.us/j/87693913871>

During the meeting you will be muted unless you'd like to speak on an item. You will be able to see and hear the meeting while muted.

To Speak on an Item Using Device Audio

Click "Raise my Hand" at the bottom of the screen to notify the host that you'd like to speak.

When it's your turn, you'll get a notification that you've been unmuted. At this time you'll be asked to provide your name and address for the record, and be able to make your comments.

Once you're finished speaking, you'll receive a notification that you've been muted again.

If your computer or device does not have a microphone and speakers, you may dial in by phone to hear and speak, and also join with the web link to view video. In this case, if you'd like to speak, please dial *9 from the phone to notify the host.

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

January 9, 2020

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, January 9, 2020, 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, Jana Jeanette, Michael James, Ashley Barron, and William Drennan

MEMBERS ABSENT Addie Mayfield Rutledge

STAFF PRESENT Janice Miller, Shana Marshburn

3. Approval of minutes from the December 12, 2019 regular meeting.

Chair Jerauld called for a motion to approve the minutes from the December 12, 2019, meeting. Mr. James made a motion to approve the minutes. Mrs. Barron seconded and the motion carried unanimously 6-0 (Rutledge absent).

4. H-2020-01: Consider a Certificate of Appropriateness request by Justin Mueller for renovations to the front façade of the building located at 135 East Main Street, which is part of the Downtown Old Town Area Historic District.

Ms. Jeanette stated that she was recusing from voting on the agenda item due to the fact that she rents office space within the building.

Staff member Janice Miller presented the staff report.

With the Board having no questions for Mrs. Miller, Chair Jerauld asked for the applicant to approach the Board.

Justin Mueller, 3828 Moultrie Street, Charlotte, N.C., approached the Board. Mr. Mueller began by stating that he was fine with the proposal that Mrs. Miller put together but that he would like to change the green color in between the transoms and asked whether it would be okay.

Mrs. Miller stated that she had discussed the issue with Justin Smith of Vinyet Architecture, the project designer. She added that staff was fine with the color changing from green to black or something of that nature being that it was simply a paint application.

Mr. Mueller added that he was very excited to bring the building back to life so that it would better fit in with the look of downtown.

Mr. Goode asked Mr. Mueller whether it was part of the proposal to have a restaurant within the building. Mr. Mueller replied by stating that while it was not a part of this project, there is a restaurant planned to be within the old Five & Dine space.

Chair Jerauld called for discussion from the Board.

Mrs. Barron mentioned that her grandmother and great aunt both worked within the building when it was McCrorey's and that she was glad for this project to be happening. Mr. Mueller replied by stating that he would like pictures if they were available.

There being no further discussion, Chair Jerauld called for a motion. Mrs. Barron made a motion to approve the request. Martin Goode seconded. The motion carried unanimously by a vote of 6-0 (Rutledge absent).

5. Other Business

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

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

6. **Adjourn**

There being no further business, Mr. Jerauld called for a motion to adjourn. Mr. James made a motion to adjourn. Mr. Jerauld seconded and the motion carried unanimously 6-0 (Rutledge absent) and the meeting adjourned at 6:15 PM.

DRAFT

Request: Brick and metal fence and gate along front façade
Address: 311 Oakland Avenue
Tax Map: 627-22-02-021
Applicant: Marcio & Eli Hale

Request

The applicants, Marcio & Eli Hale, are requesting approval to install a brick and metal fence and pedestrian and driveway gates along the front façade at the sidewalk for security and aesthetic reasons.



City of Rock Hill designation	
Historic Overlay District name	Oakland Avenue
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	Not listed
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

This Colonial Revival two-story frame single-family residence was constructed 1907ca and is historically known as the Thornwell-Neely House. The Board issued Certificate of Appropriateness 1056 to the applicants for extensive renovations.

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 request will affect the exterior appearance of the property with the addition of a brick and metal fence along the front façade, a centrally located pedestrian gate, and gates at both driveway entrances.

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

The proposed request is

consistent with the surrounding historic district in that this side of Oakland Avenue has a number of residential structures having similar historic brick and metal fences and gates.

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

This is seen as a positive impact to the surrounding historic district for several reasons:

1. This structure is one of the few properties of residential character along this side of Oakland Avenue that does not have brick and metal fencing. Properties of residential character on the opposite side of Oakland Avenue do not have any fencing along the front.
2. The applicants have had several instances of people parking in their driveway to access the neighboring commercial properties to either side.
3. As most of this section of Oakland Avenue is more commercial in nature than residential, the applicants have had issues with trespassers.
4. The addition of fencing would increase security to not only the Hale residence, but would also add security for Ebenezer Elementary School, which is located directly behind.

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

Part 1: General Guidelines

A15) FENCES AND RETAINING WALLS

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

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

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

The fence and gate are proposed to be approximately 4 feet tall with the brick piers being 4 ½ feet tall.

Public Input

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

- May 14: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- May 14: Posted public hearing signs on subject property.
- May 15: Advertised the Board of Historic Review public hearing in *The Herald*.

Staff had not received any public input at the time this report was submitted to the Board.

Staff Recommendation

Staff recommends approval of the fence as proposed as the design is based on similar historic fencing located along this side of Oakland Avenue.

Attachments

- Photographs
 - Application
-

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



**View of front façade & driveway
(Google street view – 2019)**



Proposed fence & gate

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: 311 Oakland Ave, Rock Hill, SC

Tax parcel number of subject property: _____ - _____ - _____ - _____

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
Eli Hale & Marcio Hale	311 Oakland Ave Rock Hill, SC 29730	7046770323	noyanoya@hotmail.com or elighale@gmail.com

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:  Date: 05/11/2020

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

<p>Name of property owner: _____</p> <p>If property owner is an organization/corporation, name of person authorized to represent its property interests: _____</p> <p>I certify that the person listed in the person listed above has my permission to represent this property in this application.</p> <p>Signature: _____ Date: _____</p> <p>Preferred phone number: _____ Email address: _____</p> <p>Mailing address: _____</p>

INFORMATION ABOUT REQUEST

General description of your request

We would like to have a fence around the house installed. The front fence would be metal with base

made of brick (total height 4 feet). For security reasons we would like to install two car gates on the circular drive. Pedestrian gate in the center of the front yard (as per drawings). Also, there will be a car gate installed right side of the house. We would like to use the same gate style as per drawing if budget permits. If not we would like to use a white vinyl gate. For the side and rear of the house, we will be installing a 6 foot vinyl fence. The pedestrian and car gates would be installed with a 3 feet retreat inside the property (see pic of 601 Oakland Ave house)

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

Front, sides and rear yard

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

Standards of review – Complete the following only if directed to by staff.

The questions below are the general standards of review 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.

It will change in a positive way. We will be using the same style of fences around historical properties like 227, 505 and 601 Oakland Ave. in Rock Hill.

Also, the gates and fence will add security to the property. Our property has been a target for burglars, squads and just people parking their cars in our property to provide delivery and/or services in some of the neighbor's properties.

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

Yes, it will. As we mentioned before, we will be using other historical homes to be able to achieve cohesion and make sure that fence will add beauty to the house without going against guidelines or architectural elements.

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

Positive. 311 Oakland Ave was neglected for over 4 years and when we purchased it we committed to restore and bring back the house to its glory days. We believe once people see the restored home, they could take ideas and get inspired to make Oakland Ave more beautiful.

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.

Yes, it will. We already renovated the house and we have worked with the city to make sure that we were in compliance with the city historical guidelines.

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.



Certificates of Appropriateness Issued by Staff 12/25/2019 to 5/28/2020

1132	5/15/2020	5/18/2020	Melanie Sovie	227 Johnston Street	Handicap ramp at rear of property
1131	5/4/2020	5/4/2020	Rob Murphy	148 Reid Street	Foundation repairs
1129	4/27/2020	4/27/2020	Ron Burnier	132 North Confederate Avenue	Replace asphalt shingle roof with new roof
1128	4/9/2020	4/10/2020	Steve Kreis for Doulaveris Properties	125 Elk Avenue	Replace sign face on existing pole sign; install sign on storefront
1127	4/9/2020	4/9/2020	Dalton Building Regime	127-131 East Main Street	Replace TPO roofing
1126	4/2/2020	4/2/2020	Greene Funeral Home	355 East White Street	Replace shingles on garage at rear of property
1125	3/31/2020	3/31/2020	Wells Fargo	113 East Main Street	Replace TPO roofing
1124	3/18/2020	3/19/2020	Matthew Applegate	207 Marion Street	Install fence
1123	2/12/2020	2/12/2020	Minerd Sisters	109 Hampton Street	Repair/replace roofing as needed
1122	2/11/2020	2/11/2020	Marcio Hale	311 Oakland Avenue	Replace vinyl siding with vinyl siding
1121	2/6/2020	2/7/2020	Joe Lanford	127 East Main Street	Replace sign using existing sign bracket
1120	2/6/2020	2/6/2020	James Jones	1858 Ebenezer Road	Install fence at rear of property
1119	1/23/2020	1/24/2020	Jim Brown Signs for Charles Burnette	319 Oakland Avenue	Replace sign face
1118	1/22/2020	1/24/2020	City Awning for Song McCluskey	125 East Main Street	Replace awning
1124	1/22/2020	2/14/2020	Sarah & Kirk Irwin	143 North Confederate Avenue	Install gutters
1117	1/22/2020	1/22/2020	M Myron Walker	240 Marion Street	Exterior repairs using like materials
1116	1/21/2020	1/22/2020	Rickey Young	538 S Dave Lyle	Install awning as shown on historic photos
1115	1/13/2020	1/14/2020	Sally & Chase Robinson	120 Reid Street	Install privacy fence in back yard
1113	12/31/2019	1/6/2020	Grace Lutheran Church	410 Oakland Avenue	Replace damaged side door with new door
1112-1	1/6/2020	1/6/2020	Div Signs for Ouida Dest	115 Elk Avenue	Replace sign, install gooseneck light fixtures

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



CONTINUING EDUCATION OPPORTUNITIES 2020

State law requires all returning Board members to complete **3 hours** of continuing education per year.

	Needed	Completed
Phil Jerauld	3	
Martin Goode	1.5	1.5
Mike James	3	
Addie Rutledge	3	
Jana Jeanette	3	
Ashley Barron	3	
Wil Drennan	3	3

January	
31	Video session with staff City Hall—Room 329 1.5 hours (3:30 to 5 p.m.)

February	
25	Video session with staff City Hall—Room 329 1.5 hours (3:30 to 5 p.m.)

March	
27	SCAPA Conference* Lake City, SC 3 hours

April	
17	SC Historic Preservation Conference* Columbia SC 3 hours

May	

June	
16	Findings of Fact/Rosenburg’s Rules City Hall – Room 303 1.5 hours (4:00 to 5:30 p.m.) Postponed until later in the year
9	SCAC Online Conference* Information emailed by Janice Miller
18	SCAC Online Conference* Information emailed by Janice Miller

July	
17	SCAPA Conference* Santee, SC 3 hours

August	
28	Video session with staff City Hall – Room 329 1.5 hours (10:30 to noon)

September	
TBD	Laurelwood Cemetery Preservation Wkshp* Location TBD 3 hours

October	
14-16	SCAPA Conference* Hilton Head, SC 3 hours

November	
3	Video session with staff City Hall – Room 329 1.5 hours (3:30 to 5 p.m.)

December	

*** = Pre-registration is required**

Alternatively, if you attend conferences as part of your career, the vendors listed below 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