



Rock Hill Board of Historic Review

Regular Public Hearing
September 3, 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, June 4, 2020, regular meeting
- 4) H-2020-03: Consider a Certificate of Appropriateness request by Mitch Grant, Rock Hill Roasting Company, to construct a pergola structure over the front patio area of the building located at 122 South Oakland Avenue. This property is individually designated as the Williams Gulf Station.
- 5) Other Business
 - a. Certificates of Appropriateness issued by Staff
- 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

June 4, 2020

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, June 4, 2020, at 6:00 pm electronically via the Zoom teleconference platform in response to Rock Hill City Council's emergency ordinance in response to the COVID-19 pandemic situation.

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

MEMBERS ABSENT None

STAFF PRESENT Janice Miller, Shana Marshburn, Dennis Fields, and Leah Youngblood

3. Approval of minutes from the January 9, 2020 regular meeting.

Chair Jerauld called for a motion to approve the minutes from the January 9, 2020, meeting. Mr. Drennan made a motion to approve the minutes. Mr. Jerauld seconded. Mr. Jerauld polled each member individually and the motion carried unanimously 7-0.

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.

Staff member Janice Miller presented the staff report. Mrs. Miller mentioned that she'd received an email from an adjacent property owner concerned with the use of the vinyl fencing at the rear, but did not have any concerns with the brick and metal.

Mrs. Barron pointed out that on the application that it mentioned that if the budget didn't permit, the applicant would then like to use a white vinyl gate at the sides and rear of the fence. She questioned whether anything had changed.

Mrs. Miller stated that they would like to use metal along the front façade for the driveway space and vinyl fencing at the rear, but that the vinyl fencing would fall behind 15 feet from the front plane.

Mrs. Barron asked whether they'd have to use metal if it were beyond that limit. Mrs. Miller responded stating that they could do the solid fencing but if it were beyond the 15 feet, they'd have to use metal.

Mrs. Barron added that the application also stated that they'd like to do a white vinyl gate at the front. Mrs. Miller stated that they would not be able to do a white vinyl gate at the front. She added that the application was referring to the white vinyl gate at the rear.

Mrs. Rutledge asked if they were planning to clear the trees in front of the house. Mrs. Miller responded stating that they weren't but that they were planning on doing some cleanup.

Mr. Jerauld asked whether the cleanup was going to impact the look of the home. Mrs. Miller responded stating that the cleanup would not be impactful, adding that the applicant had put a lot of work into the interior of the home and would now like to move onto the exterior.

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

Mr. Marcio Hale, 311 Oakland Avenue, entered the discussion. Mrs. Barron commended Mr. Hale for the exterior work that had been done to the home. Mr. Hale began by stating that they had already begun to clean up the brush along in the area along the sidewalk and that no trees would be cut down.

There being no further discussion, Chair Jerauld called for a motion. Mrs. Barron made a motion to approve the request with the guidance of staff regarding the vinyl fencing versus wood fencing at the rear. Ms. Jeanette seconded. Mr. Jerauld polled each member for their vote. The motion carried unanimously by a vote of 7-0.

5. Other Business

- a. Certificates of Appropriateness approved by staff. No comments received.
- b. Mrs. Miller provided an update on continuing education opportunities.

Mrs. Barron asked if either the Historic Preservation Conference or the Laurelwood Cemetery workshop would still be held in September. Mrs. Miller stated the conference would not be held in September, and that grant funding for the Laurelwood workshop was still being worked out so that they could hold this event next spring. Mrs. Barron asked whether the Laurelwood Cemetery workshop would take place in September. Mrs. Miller stated that it may or may not.

6. Adjourn

There being no further business, Mr. Jerauld called for a motion to adjourn. Mr. Goode made a motion to adjourn. Mrs. Barron seconded. Mr. Jerauld polled each member for their vote and the motion carried unanimously 7-0 and the meeting adjourned at 6:30 PM.

DRAFT

Request: Pergola structure over front patio area
Address: 122 South Oakland Avenue
Tax Map: 627-14-01-007
Applicant: Mitch Grant, Rock Hill Roasting Company

Request

The applicant, Mitch Grant with the Rock Hill Roasting Company, is requesting to construct a wooden pergola with a flat metal roof over the front patio dining area in order to provide more permanent shade to the area. The business currently has two fabric sail shades in place for this purpose.



City of Rock Hill designation	
Historic Overlay District name	Williams Gulf Station
Date of designation	8/13/2001
Tier under Historic Design Guidelines	<input type="checkbox"/> National Register-listed or -eligible <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing
National Register designation	
National Register listing	Not listed
National Register status	<input type="checkbox"/> Contributing <input type="checkbox"/> Eligible <input checked="" type="checkbox"/> Not eligible

Background

This is a commercial structure built circa 1933 as the Standard Oil of New Jersey Service Station, or best known locally as the Williams Gulf Station. The architectural style is considered Mission Revival, having stucco walls and curved roof tiles.

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 addition of a pergola structure will affect the exterior appearance where the garage doors are in place along the front of the building.

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

This property was individually designated, and while the majority of the surrounding properties are historic in nature, they are not included within a designated historic district. While this property and the surrounding area are commercial in nature, this is the only restaurant along this block face, and the request would be consistent with the historical, architectural, or other relevant qualities of this property.

- *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 as it would replace the temporary sail shades that have been in use for several years as well as provide comfort for those who are dining outdoors.

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

Part 1: General Guidelines

A4) Architectural Features

Architectural features not consistent with the history of the structure should not be added.

The construction of a pergola on the front of the building would not be considered typical of a service/gas station. However, the sail shades currently in place partially obstruct the view of the front façade and garage doors. Staff recommends that the pergola be constructed at a height that would not obstruct the view of the garage doors and that would create more of a “gas station” appearance. That would help make the pergola more consistent with the history of the structure than the existing sail shades.

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

- c. New accessory structures should be located in the rear yard.** This includes but is not limited to play sets, storage buildings, garages, and swimming pools.

Staff views this as an accessory structure that would be placed on the front façade of the building where the outdoor dining area is located. The rear of the structure would not be able to accommodate the pergola as this is the location of the exit drive for the property.

Public Input

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

- August 13: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- August 13: Posted public hearing signs on subject property.
- August 14: 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 pergola as proposed. If possible, staff would like to recommend that the pitch be lessened in order to not block too much of the garage doors, but this may not be possible due to building codes.

Attachments

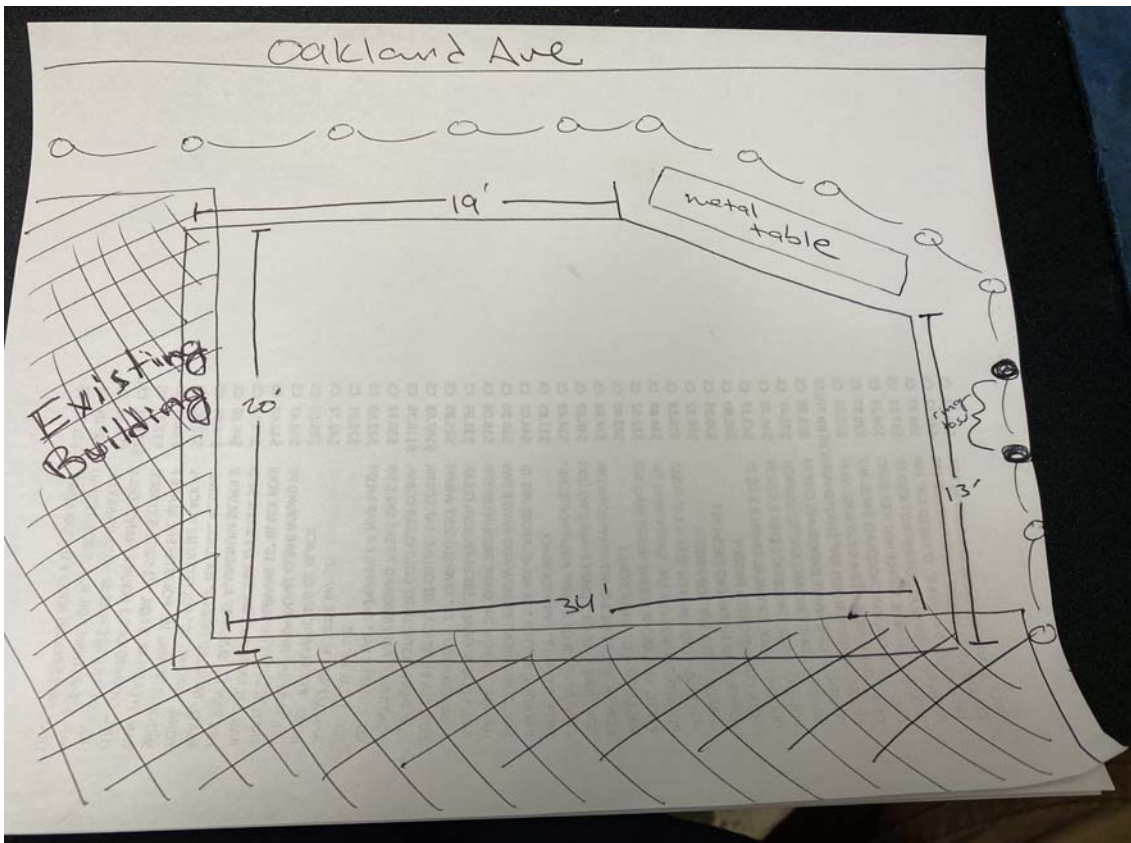
- Photographs
 - Application
-

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

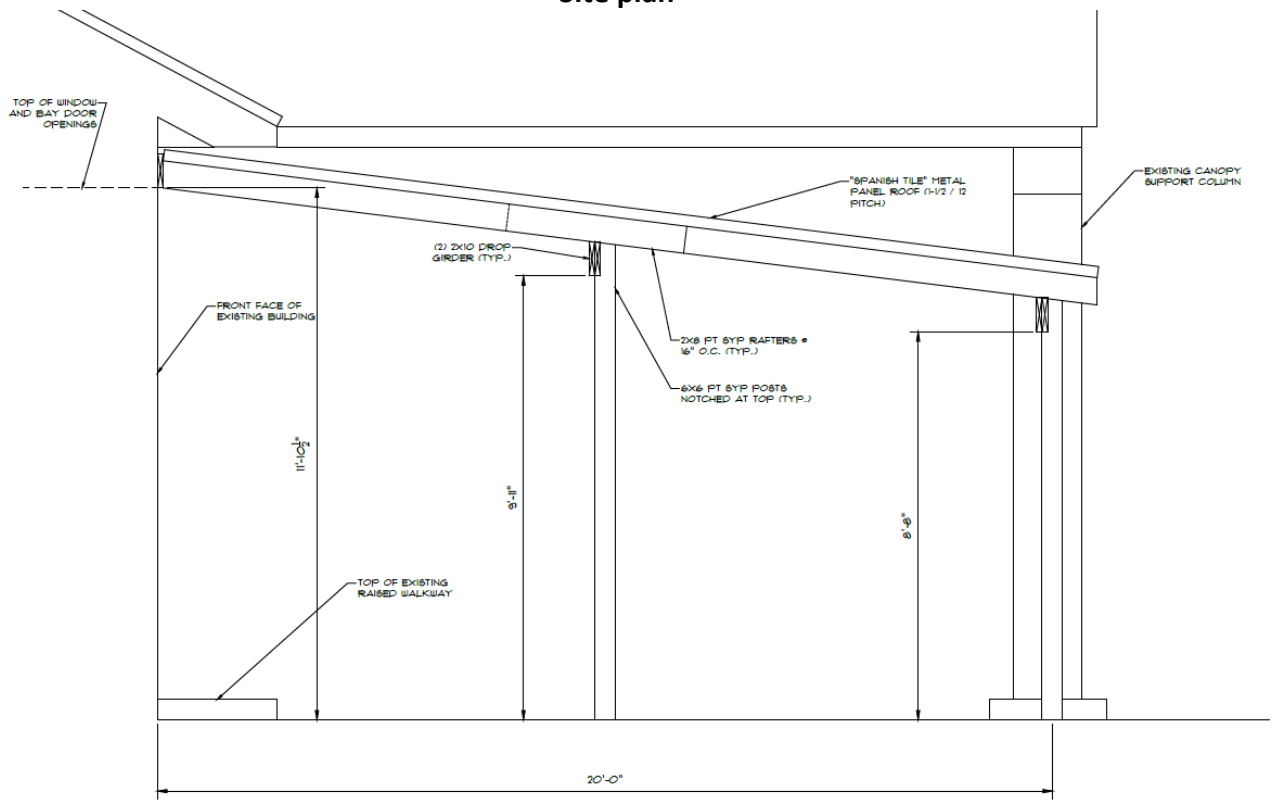




Example of similar style structure proposed



Site plan



Construction details

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: 122 S 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 X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Mitch Grant	1010 Ridge Rd RH, SC 29732	704 488 8429	mitch@roco holdings.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 own the restaurant

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: [Signature] Date: 8/6/20

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

Name of property owner: Bryan Gladden
 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: [Signature] Date: 8/6/20

Preferred phone number: 803-242-7180 Email address: gladden@compurim.net

Mailing address: 2773 Halinsdale Dr RH, SC 29732

INFORMATION ABOUT REQUEST

General description of your request

Looking to build a more permanent structure over the patio at the front of the restaurant

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

structure over the patio

What is the approximate size of the area being renovated (if applicable)? 750 sq ft

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.

Yes. There will be a structure partially blocking the bay doors at the front of the building.

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. By design, the structure will have a traditional, comfortable feel aligning with the existing building.

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

Positive. The patio covering will bring more people outside; encouraging a more pedestrian friendly feel. It will be very soft and won't bring attention to itself.

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.

It will be partially blocking the street front. Other than that, it will be a nice addition to the downtown vibe already flourishing.

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.

www available.

stained wood w/ metal roof

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 / 9 1 / 1 1 9 5 / 4 2 4 4 3 4
county census design- rated place site number

2. HISTORIC NAME(S): Standard Oil of New Jersey Service Station

3. OTHER NAME: Williams Gulf

4. ADDRESS/LOCATION: 122 South Oakland Ave.

PARCEL# 6271401007

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) gas station

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

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register name: _____
listed as part of NR historic district name of district: _____ contributing non contributing
listed individually National Historic Landmark part of NHL district determined eligible - owner objection DOE process determined NOT eligible deferred by review board rejected by Washington pending Federal nomination completed Preliminary Information Sheet (PIS) rejected by review board removed from NR removed from survey demolished 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: ~~1931~~ c. 1933 13. ALTERATION DATE: _____

14. VERNACULAR FORM: _____ 15. COMMERCIAL FORM: 1-pt. comm. blk 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 material weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU) 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 facade and left elevation (F&L) facade and right elevation (F&R) facade and both elev. (F&B) other (Z)
- l) porch roof shape shed (SHD) hip (HIP) gable (GAB) pedimented gable (PDG) flat (FLT) engaged (ENG) 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 / / 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: _____

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 f: other: tile; k: other: canopy. One-story rectangular gas station with lateral gable tile roof with intersecting frontfacing gable over canopy. Cresting at roof ridges; shaped parapets at sidewalls. Three garage bays with shaped arched openings at left of facade; three-part storefront at right bay has transom and masonry bulkhead, central entrance. Masonry wall at gable end of canopy tapers to a single support pier.

21. ALTERATIONS Storefront transom has been covered; rectangular CMU addition at rear.

HISTORICAL INFORMATION

22. THEME(S): _____
23. PERIOD(S): _____
24. IMPORTANT PERSON(S): _____
25. ARCHITECT(S): _____ SOURCE: _____
26. BUILDER(S): _____ SOURCE: _____
27. HISTORICAL DATA: Not shown on 1925 Sanborn map; 1936 City Directory lists it as one of two Standard Oil service stations (the other was at the corner of Oakland Avenue and North St.)

28. INFORMANT/BIBLIOGRAPHY _____

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: 87 / 12 / 02
 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: U / 91 / 1195 / 424 - 434
 county census desig- site number
 nated place



10/1987



View of
East Elevation

8/2003

Date taken: 87/10/09

8/2003

Recorded by: DBS, Preservation Consultants, Inc.

1143	8/18/2020	Zeta Tau Alpha Fraternity	636 Oakland Avenue	Install security light on secondary façade	Approved	Staff Approval - life/safety
1142	8/7/2020	Don Ferguson	334 Oakland Avenue	Replace porch roofing, flooring, and ceiling with like materials to match	Approved	Staff Approval - like materials
1141	8/4/2020	Candace Thompson	130-132 Reid Street	Repair/replace roof on rear building	Approved	Staff Approval - like materials
1140	8/4/2020	Justin Mueller	135 East Main Street	Sign	Approved	Staff Approval - sign on new façade
1139	7/23/2020	Gregory Preston	138 Reid Street	Outdoor storage shed measuring 12 x 14	Approved	Staff Approval - accessory structure located at rear façade
1138	7/15/2020	First Presbyterian Church	234 East Main Street	Repair copper ridge vent and slate roofing tiles	Approved	Staff Approval - repairs using like materials
1137	7/15/2020	St John's UMC	201 East White Street	Replace TPO Roofing with new TPO Roofing	Approved	Staff Approval - like materials
1136	7/9/2020	Tammy Ordway	403 East Main Street	Replace rotted siding with new wood siding as needed; same profile & size	Approved	Staff Approval - like materials
1135	6/22/2020	Jim Brown Signs for Owner	325 Oakland Avenue	Install sign plaque on existing sign	Approved	Staff Approval - like materials
1134	6/17/2020	Caroline Voelkers	339 Green Street	Replace asphalt shingles with new asphalt shingles, repairs as needed	Approved	Staff Approval - like materials
1133	6/3/2020	Jimmy Campbell	637 East Main Street	Siding repairs, painting	Approved	Staff Approval - maintenance, repairs using like materials
1132	5/18/2020	Melanie Sovie	227 Johnston Street	Handicap ramp at rear of property	Approved	Staff Approval - accessory structure located at rear façade