



## Rock Hill Board of Historic Review

Regular Public Hearing  
December 10, 2020  
6:00 p.m.

### A G E N D A

- 1) Pledge of Allegiance
- 2) Call to Order
- 3) Approval of minutes, September 3, 2020, regular meeting
- 4) H-2020-04: Hold public hearing and consider a Certificate of Appropriateness request by Bass & McFadden LLC and the City of Rock Hill to install a mural on the side façade of the building located at 212 East Main Street. This property is part of the Downtown (Old Town) Area Historic District.
- 5) H-2020-05: Hold public hearing and consider a Certificate of Appropriateness request by Kr8 Xperience LLC to install a mural on the rear façade of the building located at 135 East Main Street. This property is part of the Downtown (Old Town) Area Historic District.
- 6) H-2020-05: Hold public hearing and consider a recommendation to the Planning Commission and City Council to amend the official zoning map of the City of Rock Hill by the establishment of Historic Overlay District (HOD) zoning on the property located at 313 North Wilson Street. This property would be included in the Oakland Avenue Area Historic District.
- 7) Other Business
  - a. Certificates of Appropriateness issued by Staff
  - b. 2021 Meeting Calendar
  - c. Oral History & Genealogy Workshop, February 9, 2021
  - d. Laurelwood Gravestone Preservation Workshop, March 16, 2021
- 8) Adjourn



## ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

September 3, 2020

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, September 3, 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, Michael James, Ashley Barron, and William Drennan

**MEMBERS ABSENT** Martin Goode, Addie Mayfield Rutledge, Jana Jeanette

**STAFF PRESENT** Janice Miller, Dennis Fields

### 3. Approval of minutes from the June 4, 2020 regular meeting.

Chair Jerauld called for a motion to approve the minutes from the June 4, 2020, meeting. Mrs. Barron made a motion to approve the minutes. Mr. Drennan seconded. Chair Jerauld polled each member and the motion carried unanimously 4-0 (Goode, Rutledge, and Jeanette absent).

### 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.

Staff member Janice Miller presented the staff report.

Mrs. Barron asked if the structure would cover all three bays or not as this was not clear in the images presented. Mr. Grant stated he would have liked to have had it cover all three bays but could not due to the fence.

Mr. James asked for clarification that the Board had approved a structure like this previously on the side of the building. Mrs. Miller stated the Board had approved one year ago but that structure had been removed by the current user in order to use that door for takeout orders. She added the structure proposed was more in keeping architecturally with the building than the previous.

Mr. Jerauld asked how the land behind the building would be used. Mrs. Miller stated this was the exit and parking for the restaurant.

Mr. Drennan asked the construction of the posts. Mrs. Miller stated these would be wood.

Mrs. Miller confirmed with Mr. Grant that the structure would be freestanding. Mr. Grant stated it would, with the addition of several brackets as needed for safety and stability.

There being no further discussion, Chair Jerauld called for a motion. Chair Jerauld made a motion to approve the request as presented, with the condition the pitch of the roof be lessened as much as possible in compliance with building code. Mrs. Barron seconded. Mr. Jerauld polled each member for their vote. The motion carried unanimously by a vote of 4-0 (Goode, Rutledge, and Jeanette absent).

### 5. Other Business

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

b. Mrs. Miller provided an update on continuing education opportunities for 2021.

### 6. Adjourn

There being no further business, Chair Jerauld called for a motion to adjourn. Mrs. Barron made a motion to adjourn. Mr. James seconded. The meeting adjourned at 6:30 PM.





**Request:** Mural  
**Address:** 212 East Main Street  
**Tax Map:** 627-18-05-004  
**Applicant:** Bass & McFadden LLC and the City of Rock Hill

**Request**

The applicants, Bass & McFadden LLC and the City of Rock Hill, are requesting approval to install a mural on the left secondary façade facing Oakland Avenue.



Front façade



Secondary side façade

City of Rock Hill designation	
Historic Overlay District name	Downtown Old Town
Date of designation	12/23/1991
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	Rock Hill Downtown Historic District
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

## **Background**

This property was originally constructed as the McFadden Motor Company between 1918 and 1926. Throughout its history it has housed several automobile sales companies and other retail uses as well as the Sanitary Barber Shop. The building currently houses Overhead Station on the first floor with apartments above.

This building was located to the interior of several buildings up until at least 1970, as indicated on historic photos and aerial maps. When the adjacent building was demolished, the existing wall would have been in need of extensive repair and resurfacing.

## **Proposed Project**

The mural proposed for this building is part of the Mural Mile Project, organized to engage the community and artists in the design and installation of a series of murals throughout the Knowledge Park area, of which the Downtown (Old Town) Area Historic District is part.

This particular project is one of two murals being partially funded by the National Endowment for the Arts (NEA), requiring review by the South Carolina Department of Archives & History (SCDAH) as this is listed as a contributing property within the Downtown National Register listing. SCDAH determined the request would not adversely affect the building.

The McFadden Building Mural Team issued a call for artists, receiving 13 applications. Through the voting process, artist Darion Fleming was chosen. Mr. Fleming lives in Charlotte and has completed major mural projects in Asheville, Raleigh, and Washington DC in addition to Charlotte.

The owners of the building, David Williams and Chad Echols, Bass & McFadden LLC, requested the design incorporate a positive image of the growth and development of Rock Hill. The artist sketch (attached) includes a child drawing a large sun on the side of the building and the "1852" on the back of the shirt showing the year of Rock Hill's establishment.

## **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 secondary side façade with the painting of an artistic mural.

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

Historically, large advertising signs would have been painted on blank walls; however, the City encourages public art and staff sees this request as being a nod to the historic practice of utilizing large walls as a blank canvas. It should be noted that, unlike many of the murals recently installed, not all of the wall will be covered with the mural.

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

This is seen as a positive impact in eliminating a large expanse of blank wall in the very visible area of East Main Street and Oakland Avenue.

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

### **Part 2: Within the Downtown Zoning District**

#### **B10) Colors and Textures**

**a. Historic colors and textures should be maintained.** *Original masonry exteriors should not be painted unless there are significant contrasts in the brick and mortar. Conversely, masonry exteriors that have been painted should be maintained.*

The side of the building was resurfaced with either stucco or cement after 1970 following the removal of the adjacent buildings. Regular maintenance protocol requires cleaning and painting of the surface; this will be done prior to the installation of the mural.

**b. The introduction and use of colors should not be restricted but it is encouraged that colors complement each building and its neighbors.**

The artist proposes to use a primary color palette that will be complementary to the colors of the surrounding buildings.

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### **Public Input**

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

- November 20: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- November 20: Posted public hearing signs on subject property.
- November 20: 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.

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### **Staff Recommendation**

Staff recommends approval of the mural as presented as it eliminates a large blank wall, encourages positive use of the space for public art, and adds to the welcoming atmosphere of the downtown streetscape.

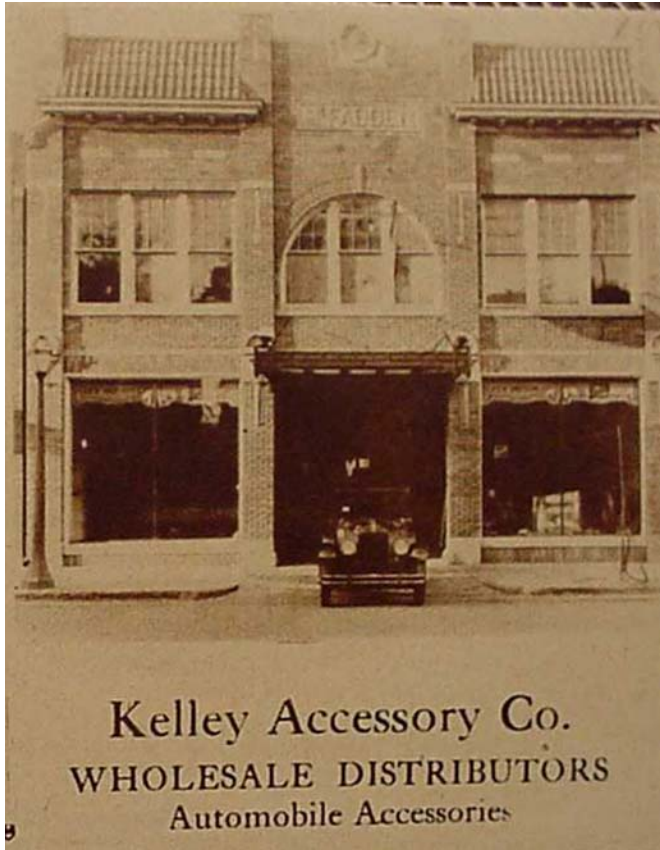
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### **Attachments**

- Historic photographs, Sanborn map, aerial views
- Sketch of proposed artwork

- Artist information and previous work
- NEA and SCDHA documentation
- 1988 & 2004 Historic Resources Inventory cards

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



1928 Evening Herald ad

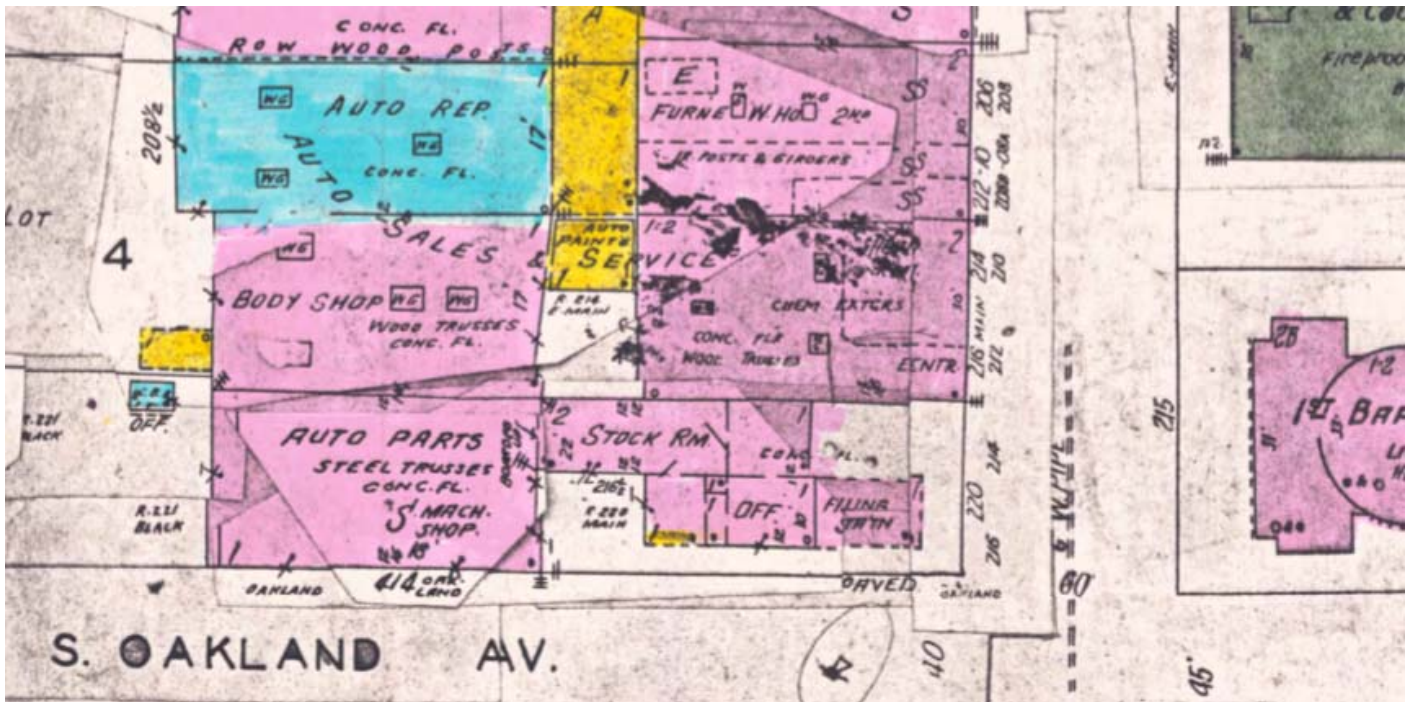


1943



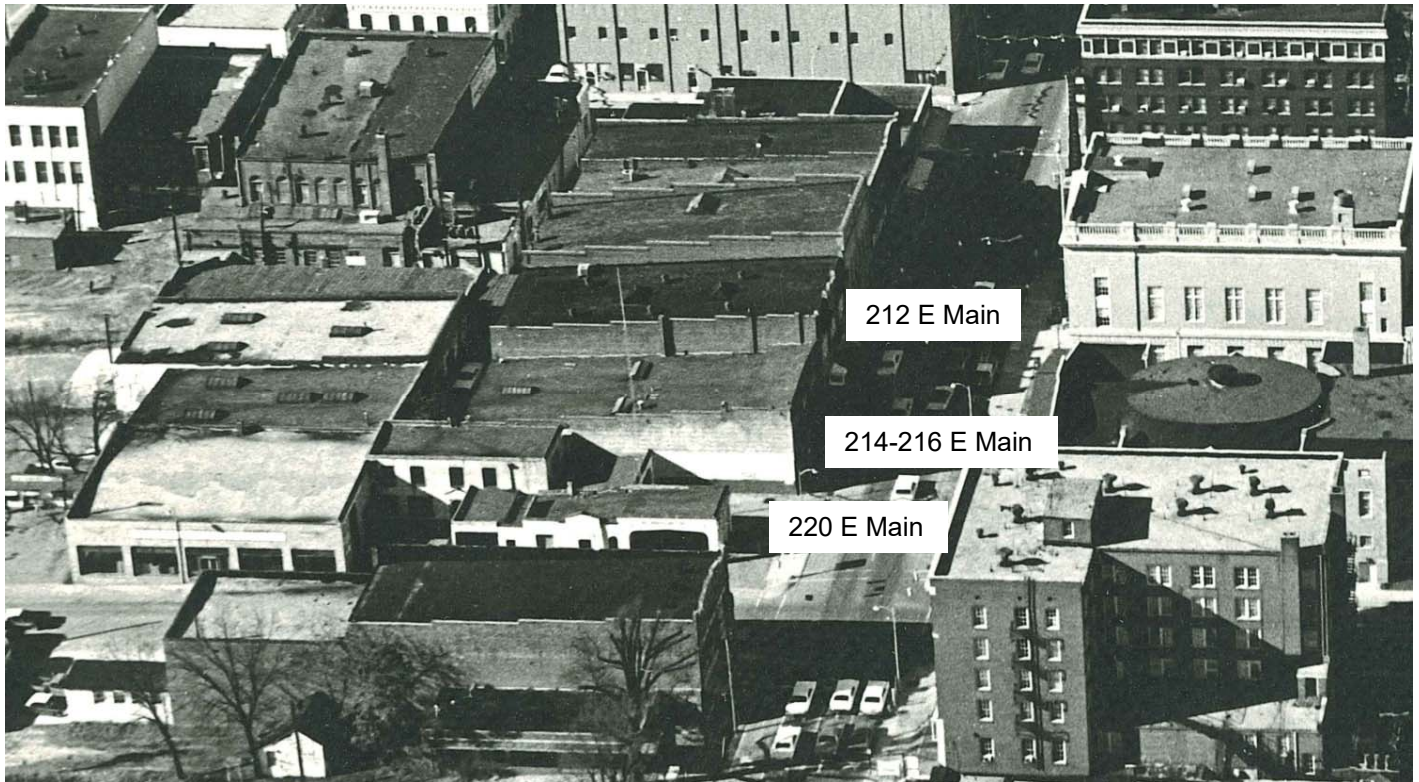


1950s



1926-1949 Sanborn map





1969-1970 Aerial view



2020 Aerial



Artist's sketch





Response from Sep 30, 2020 09:46 AM

— Artist Pseudonym/Alias

**DaFlemingo**

— First and Last Name

**Darion Fleming**

— Email

**dcfleming92@yahoo.com (mailto:dcfleming92@yahoo.com)**

—

**1732 Town Oak Ln , Charlotte North Carolina, 28205, US**

— Instagram Account

**@daflemingo**

— Website

— Do you have a connection to Rock Hill you'd like to share?

**I've been to Rock Hill only a handful of times and not for very long so I'd be lying if I said I had a strong connection with the city. However, every visit has been enjoyed and watching the development of the recent Mural Mile initiative is something that makes me super happy and excited not only for public art in the city itself but in South Carolina as a whole.**

— Artist Bio (up to 500 characters)

**I began painting large scale murals in 2018 and have since created dozens of pieces in the Charlotte area, Asheville, Raleigh, and Washington D.C. I've worked on projects with clients such as Bank of America, Lyft, NASCAR, as well as many local businesses and commercial developers. Some of my work has been featured by New York Times, Lonely Planet, and news outlets in the UK, France, Japan, and Italy. I've also recently had my work published in two different art books by Street Art Magazine and Graffiti Books in Europe. One unique aspect of my work is that I do not have a set style. Everything I create has variance and I enjoy the idea of always being in such an experimental stage, with no limitation of style holding me back from developing artwork that I've never explored before. This allows me to fulfill both the clients vision as well as my desire to remain constantly excited about the work I am doing. Ultimately, my goal is to create pieces that evoke some kind of positive emotion from the viewer, whether that be humor, joy, or simply the empowerment of the message behind the work. Public art is such a powerful tool in this sense and I think it's important to use it as such.**

— How long have you been creating art?

**I've been creating art recreationally for the majority of my life and it has been my full time job for 2 and a half years now.**

— Have you painted an exterior mural before?

**Yes**

— What type of surface(s) have you painted on before? (i.e. asphalt, brick, canvas, etc.)

**Asphalt, concrete, wood, canvas, corrugated metal, brick, stucco, drywall, glass, etc.**

— Have you had any experience painting a historical building?

**I have painted on some very old, very worn down surfaces but I don't believe I have worked specifically on a registered historical building.**

— In 3-5 sentences, what would you like or envision painting? (Sketch is not required unless that would help you better express yourself).

**With any public project my goal is to create something that will evoke a positive emotion from those who see it. I think ideally I'd lean towards an impactful hyper realistic portrait of someone who is important to Rock Hill (a current local potentially) on the right side of the wall. It could also be of someone who is not known but who has aspects/characteristics that highlight the history of the city through both the portrait (expression, age, etc.) and the background. Ultimately I'd like to get a better idea of the feel for the history of the city through sitting down with the team and locals and hearing it first hand.**









**From:** [Brian Lusher](#)  
**To:** [Grants; "krista.parenti@cityofrockhill.com"](#)  
**Cc:** [NEA Historic and Environmental Review; aeac; "jsylvest@scdah.sc.gov"](#)  
**Subject:** CLEARED: NEA Grant Application 1879090-59 City of Rock Hill, SC  
**Date:** Friday, June 12, 2020 4:17:00 PM  
**Attachments:** [NEA Grant Application 1879090-59 City of Rock Hill SC SHPO concurs NAE.pdf](#)

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Dear Krista:

Thank you for completing the NEA's NHPA/NEPA questionnaire, and for concluding NHPA, Section 106 review with the State Historic Preservation Office.

Your grant has been cleared for historic preservation concerns.

By submitting a request for payment or reimbursement, your organization will certify that the you initiated NHPA, Section 106 review with an accurate statement of your grant activities, and that no grant activity conducted by you exceeds the scope of the project for which you consulted.

Changes in grant activities after review: If your organization's use of grant funds extends beyond the listed exemption(s), contact us immediately at [NEAHistoricreview@arts.gov](mailto:NEAHistoricreview@arts.gov), as we are required to conduct another level of review on your project activities. Failure to inform us of the true nature of your use of federal funds is a violation of federal law and the terms and conditions of the grant.

Additionally, you must notify the NEA immediately if you determine that your project touches upon the interests of any federally recognized Indian tribe.

If you have any questions about either NHPA or NEPA and the NEA's involvement in the reviews associated with these acts, please do not hesitate to contact me at (202) 682-5584, or by email at [lusherb@arts.gov](mailto:lusherb@arts.gov).

Thank you,

**Brian Lusher**

Historic Preservation Officer |

National Endowment for the Arts

400 7th Street SW | Washington DC 20506

[lusherb@arts.gov](mailto:lusherb@arts.gov) | 202-682-5584 (p) | 202-682-5660 (fax)

Learn more about the arts in your community at [arts.gov](http://arts.gov)



**BY ELECTRONIC MAIL**

[krista.parenti@cityofrockhill.com](mailto:krista.parenti@cityofrockhill.com)

May 22, 2020

Krista Parenti  
Grants Administrator  
City of Rock Hill  
155 Johnston Street  
Rock Hill, SC 29730

Re: City of Rock Hill, SC  
NEA Grant Application # 1879090-59

Dear Krista:

***This letter requires further action on the part of your organization. Please read it carefully, as failure to respond will result in the National Endowment for the Arts (NEA) being unable to make the award and/or release grant funds.***

In accordance with the National Historic Preservation Act ("NHPA"), a Federal agency, such as the NEA, must undertake a historic preservation review when an applicant seeks Federal funding for a proposed project that has the potential to alter, impact, or adapt for reuse a historic structure or site. The historic preservation review is set forth in Section 106 of the NHPA and the regulations to that Act, and for that reason is often called a "Section 106 Review." The National Environmental Policy Act ("NEPA") has similar requirements for review of both environmental and historic resources, and the NEA integrates these reviews. Further information on NHPA can be found at <http://www.achp.gov/citizensguide.html>, and information regarding NEPA may be accessed at <http://www.epa.gov/Compliance/basics/nepa.html>. Likewise, a good guide to historic preservation can be found at [www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm](http://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm).

The Section 106 Review process contemplates consultation among local historic preservation organizations, as well as the applicable State Historic Preservation Office ("SHPO"), Tribal Historic Preservation Office ("THPO"), Native Hawaiian Organization, the Federal funding agency, and the proposed recipient of the Federal funds. Under Section 106, prior to commencing work outside of preliminary architectural and engineering services, or acquiring necessary licenses, permits and other approvals for a project, an assessment must be made of the potential effects of undertakings on historic properties, and a notification/consultation must take place with all interested parties. If these activities are part of your grant application, your entire grant application is subject to a historic preservation finding. NHPA regulations found at 36 CFR §800.2(c)(5) provide for applicants to initiate the Section 106 compliance consultations when authorized to do so by the Federal agency.

The NEA has entered into a Programmatic Agreement with the Advisory Council on Historic Preservation ("ACHP") and the National Conference on Historic Preservation ("NCSHPO") dated June 20, 2014 (the "Programmatic Agreement"). The Programmatic Agreement outlines your responsibility to seek SHPO review of grant applications where appropriate. The Programmatic Agreement is available in its entirety on the NEA's webpage at <http://arts.gov/sites/default/files/NEA-ACHP-NCSHPO-PA.pdf>.

The City of Rock Hill's grant application requests funding to support the creation of two murals at on properties that are older than 50 years of age. The locations you provided are: McFadden Building, 212 E Main St., Rock Hill, SC 29730 and The Cotton Warehouse, 302 Dave Lyle Blvd., Rock Hill, SC 29730. Furthermore, you've indicated that one of the locations lies within the Rock Hill Historic District and you have indicated that the murals would be placed on side elevations of both properties. Additionally, this project will involve an outdoor public event that will include the installation and celebration of each completed mural. Each event will include the use of four 10' x 10' tents that will be weighed down by sandbags and will not require any ground disturbance as well as chairs for community members and participants. This event will not require the use of any stage or other equipment.

The NEA has determined that the activities described above are an undertaking under the NHPA that may have the potential to affect historic property and therefore require further review and consultation under NHPA before the award can be made and/or funds can be released.

In order to comply with these obligations your organization must:

- Contact your SHPO to present its historic preservation findings. The SHPO will review and either concur or disagree in writing with the finding. This letter authorizes you, the grant applicant, to initiate the Section 106 process directly with the appropriate SHPO;
- Provide the NEA with a copy of all correspondence with the SHPO. If you are already working with your State Historic Preservation Office on this project, please provide us with a copy of any relevant correspondence from the SHPO;
- Provide the NEA with a copy of all correspondence with the SHPO. Please provide SHPO correspondence within three days of its receipt. If you are already working with your State Historic Preservation Office on this project, please provide us with a copy of any relevant correspondence from the SHPO;
- Satisfy the funding conditions of the Programmatic Agreement by adhering to the guidelines set forth in Exhibit A to this letter

Additionally, please ensure that requirements of NEPA, as well as the NHPA and local permitting rules, are considered and adhered to.

If you have any questions about either NHPA or NEPA and the NEA's involvement in the reviews associated with these acts, please do not hesitate to contact me at (202) 682-5584, or by email at [NEAhistoricreview@arts.gov](mailto:NEAhistoricreview@arts.gov).

Sincerely,

*Brian Lusher*

Brian Lusher  
Historic Preservation Officer

Cc: AEAC  
SC State Historic Preservation Office



## EXHIBIT A

Requirements set forth in the Programmatic Agreement at Section V.B, pp 4-5

(The Programmatic Agreement is located at <http://arts.gov/sites/default/files/NEA-ACHP-NCSHPO-PA.pdf> for your reference)

1. Follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (36 CFR 68) in planning and executing the project.
2. Design project in a way that avoids, to the extent practical, adverse effects on properties listed on or eligible for the National Register of Historic Places.
3. Seek and consider the views of other consulting parties and the public, as appropriate, in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties and the likely interest of the public in the effects on historic properties.
4. Consult with the appropriate State Historic Preservation Officer, Native Hawaiian Office, as well as local government bodies and other recognized consulting parties and notifying the NEA of any outcome 30 days before taking any action that has the potential to have an adverse effect on historic properties.
5. Notify the NEA immediately if you become aware that your project has the potential to have an effect on properties of religious and cultural significance to a Tribe(s).
6. Certify at the completion of the project that your organization has complied with all conditions of funding.



June 11, 2020

Krista Parenti  
City of Rock Hill  
[krista.parenti@cityofrockhill.com](mailto:krista.parenti@cityofrockhill.com)

Re: Knowledge Park Mural Mile, Installation of Murals on the Sides of the McFadden Building at 212 E Main. St, and the Cotton Warehouse at 302 Dave Lyle Blvd. Rock Hill, York County, South Carolina  
SHPO Project No. 20-JS0184

Dear Ms. Parenti:

Thank you for your June 2, 2020 email and project review submittal, which we received electronically on June 2, regarding the above referenced proposed undertaking. We received a Section 106 Project Review Form, photographs, mockups, and maps as supporting documentation. The State Historic Preservation Office is providing comments to the National Endowment for the Arts pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

The undertaking's Area of Potential Effect (APE) includes the Rock Hill Downtown Historic District, a property listed in the National Register of Historic Places. The McFadden Building is a contributing resource to the listed Historic District. Based on the description of the undertaking, its APEs, and the identification of historic properties within the APEs, our office concurs with the assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be adversely affected by this undertaking.

Please refer to SHPO Project Number 20-JS0184 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or [jsylvest@scdah.sc.gov](mailto:jsylvest@scdah.sc.gov).

Sincerely,

A handwritten signature in cursive script that reads "John D. Sylvest".

John D. Sylvest  
Project Review Coordinator  
State Historic Preservation Office

cc: NEA

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 - 5 2 6
county census design-ated place site number

2. HISTORIC NAME(S): McFadden Building; City Motor Company

3. OTHER NAME: Sanitary Barber Shop

4. ADDRESS/LOCATION: 212 East Main St.

PARCEL# 6271805004

CITY: Rock Hill VICINITY OF: COUNTY: York

5. OWNERSHIP: private(P) city(M) county(C) state(S) federal(F) 6. CATEGORY: building(B) site(S) structure(U) object(O)

7. HISTORIC USE(S): single dwelling multi dwelling other use(s) automobile dealer; furniture warehouse

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

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register

name: 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 deferred by review board rejected by review board
rejected by Washington removed from NR
pending Federal nomination removed from survey
completed Preliminary Information Sheet (PIS) 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: 1930c

13. ALTERATION DATE: 1965c

14. VERNACULAR FORM: 15. COMMERCIAL FORM: 2-Pt. Com.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 (PC)
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    9/1    /    /    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    cast iron (CI)    cast stone (CS)    terra cotta (TC)    granite (GR)    wood (WD)    pressed metal (PM)  
     material    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    Right elevation flush with adjacent building. Facade vertically divided into three bays by brick piers which rise above parapet line. Outer bays capped with pent tile roofs with bracketed cornices; central bay with flat parapet adorned by centrally-placed cast ornament. Cast nameplate at attic level of center bay reads "McFadden". Triple 9/1 wood windows with cast sills and flat brick lintel in outer bays with three small rectangular cast panels at attic level above; round arched triple window at center bay. Brick lintel above (CONT)

21. ALTERATIONS    Storefronts (1965c)

\_\_\_\_\_

\_\_\_\_\_

- HISTORICAL INFORMATION
- 22. THEME(S): \_\_\_\_\_
  - 23. PERIOD(S): \_\_\_\_\_
  - 24. IMPORTANT PERSON(S): \_\_\_\_\_
  - 25. ARCHITECT(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_
  - 26. BUILDER(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_
  - 27. HISTORICAL DATA: Present structure not shown on 1916 Sanborn map; appears on 1926 map. Listed for first time as City Motor Company in 1925 City Directory; continued as City Motor at least as late as 1936. City Motor was a Buick dealership, owned and operated by David B. McFadden, who was president of McFadden-Huey Chevrolet, in an adjacent building (now gone) to the east.

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 / 16  
                           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 - 526  
                  county   census desig-   site number  
                          nated place

CONTINUATION:

Addn. Desc.: first floor storefront level has cast cap. First floor storefront divided  
into two sections by central pier; each section has recessed side entrance and aluminum  
frame storefront systems; canvas awning at left entrance, sign and barber pole above left  
storefront.



View of  
Facade (East Elevation)

Date taken: 87/10/09

Recorded by: DBS, Preservation Consultants, Inc.





**Statewide Survey of Historic Resources**  
**State Historic Preservation Office**  
**South Carolina Department of Archives and History**  
**8301 Parklane Rd.**  
**Columbia, SC 29223-4905 (803) 896-6100**

Control Number: U / 91 / 1 / 10526  
Status County No Quad No Site No

5261

Tax Map No.: \_\_\_\_\_

**Reconnaissance Survey Form**

PARCEL# 6271805004

**Identification**

Historic Name: McFadden Building

Common Name:

Address/Location: 212 E Main St

City: Rock Hill

County: York

Vicinity of:

Quadrangle Name: Rock Hill West

Ownership: Private

Category: building

Historical Use: Commercial

Date: ca. 1926

Current Use: Commercial

SHPO NR DOE: Contributes to Listed District

Other Designation:

Notes: 2-story, three-part, blonde brick, flat roof, Mediterranean; altered storefront; single-leaf entries; 1/1 replacement second floor windows; round medallion at center of parapet above "McFadden" panel; cast stone accents and pilasters

**Photographs**

Roll No.: Neg. No.: View of:

45 34 façade

Attach Photographs Here

**Program Management**

Recorded by: JFM, Edwards-Pitman Environmental, Inc.

Date Recorded: 02/02/2004





**Request:** Mural  
**Address:** 135 East Main Street – East White Street facade  
**Tax Map:** 627-19-01-007  
**Applicant:** Kr8 Xperience LLC

**Request**  
 The applicant, Kr8 Xperience LLC, is requesting approval to install a mural on the rear façade of the building facing East White Street.



Front façade



East White Street façade

City of Rock Hill designation	
Historic Overlay District name	Downtown Old Town
Date of designation	12/23/1991
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	Rock Hill Downtown Historic District
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

## **Background**

This property was originally constructed in 1901 for the Rock Hill Supply Company., later becoming The R W Cranford Company Dry Goods, Moore-Sykes Dry Goods, and McCrory's Five & Dime, the latter of which is most associated with the historic events surrounding the Friendship Nine. Other retail, restaurant, and offices uses have occupied the building since.

The rear entrance of the building was most recently used as an entrance for The Palmetto Room event space. The event space is proposed to be reestablished as an event space known as The Gathering Space.

## **Proposed Project**

The applicants are requesting to place a mural on the entire rear façade wall of the building facing East White Street. The building has been painted previously.

## **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 rear façade with the painting of an artistic mural. Part of the mural is proposed to include a cube of nine interlocking squares in recognition of the Friendship Nine.

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

Historically, large advertising signs would have been painted on blank walls; however, the City encourages public art and staff sees this request as being a nod to the historic practice of utilizing large walls as a blank canvas.

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

This is seen as a positive impact in eliminating a large expanse of blank wall in the very visible area of East White Street.

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

### **Part 2: Within the Downtown Zoning District**

#### **B10) Colors and Textures**

***a. Historic colors and textures should be maintained.*** Original masonry exteriors should not be painted unless there are significant contrasts in the brick and mortar. Conversely, masonry exteriors that have been painted should be maintained.

City records do not show when the wall was painted red to match the original brick; however, records indicate that the wall was painted gray prior to the opening of The Palmetto Room in 2007.

***b. The introduction and use of colors should not be restricted but it is encouraged that colors complement each building and its neighbors.***

The applicant proposes to use the Old Town color palette for the mural overall. This palette was developed by the City's Economic & Urban Development department in order to encourage continuity among public projects.

---

### **Public Input**

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

- November 20: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- November 20: Posted public hearing signs on subject property.
- November 20: 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 mural as presented with condition as outlined below as it eliminates a large blank wall in a higher traffic area, encourages positive use of the space for public art, and adds to the welcoming atmosphere of the East White Street streetscape. Due to its close proximity to the Freedom Walkway and because the mural is proposed to cover the majority of the wall, staff recommends the condition that, with the exception of the cube at the top of the elevator shaft, the painting be more subdued and weathered looking.

---

### **Attachments**

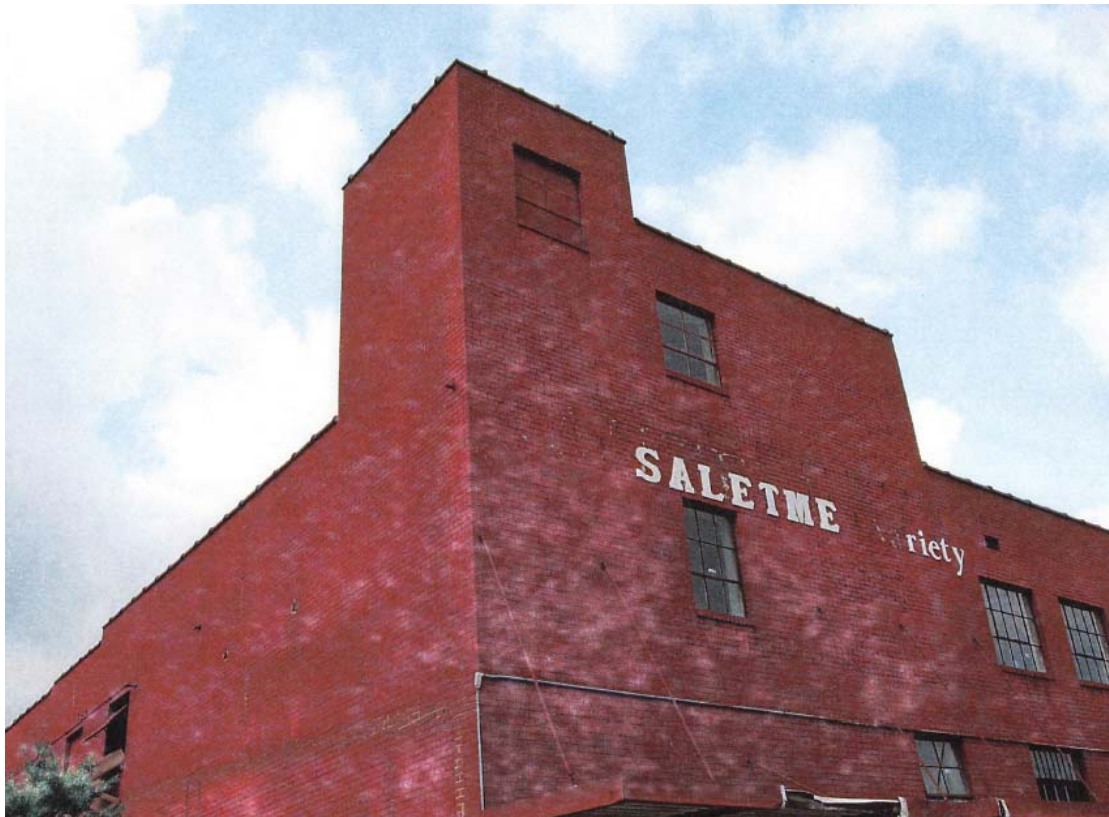
- Historic photographs
- Sketch of proposed artwork
- 1988 & 2004 Historic Resources Inventory cards

---

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



1964



2007





Artist's sketch



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 / 424 248  
county census design-ated place site number

2. HISTORIC NAME(S): Moore-Sykes Dry Goods; Cohen's Chain Store ; R.H. Supply Co.

3. OTHER NAME: McCrorry's

4. ADDRESS/LOCATION: 133-135 East Main St.  
PARCEL# 6271901007

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) department store

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

9. POTENTIAL:  NR  NR historic district  archaeological

10. STATUS/DATE:  listed individually in National Register      
 name: \_\_\_\_\_  
 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: 1905c pre-1905 13. ALTERATION DATE: 1940c; 1977

14. VERNACULAR FORM: \_\_\_\_\_ 15. COMMERCIAL FORM: 2-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 (PC)  
 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: historic column line remains; pressed metal ceiling

- 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 Brick structure, stuccoed at front elevation. Flat parapet at facade with corbelled stuccoed brick cap. Nine rectangular second level window openings, now infilled with brick. Right and left elevations abut adjacent buildings, stepped parapet at right.

21. ALTERATIONS Recent aluminum frame storefront; incorporated into Town Center Mall (1977); architectural character indicates that the building was extensively renovated 1940c.

HISTORICAL INFORMATION

22. THEME(S): \_\_\_\_\_

23. PERIOD(S): \_\_\_\_\_

24. IMPORTANT PERSON(S): \_\_\_\_\_

25. ARCHITECT(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_

26. BUILDER(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_

27. HISTORICAL DATA: Structure not shown on 1900 Sanborn Map; similar structure is shown on 1905 map as a "hardware store"; not listed in 1914 Rates Book. Listed as Moore-Sykes Dry Goods in the 1926 City Directory; as Cohen's Chain Store in 1930, and as Baker's Shoes in 1936.

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: 87/12/17  
year month day

34. COMMENTS:







**Statewide Survey of Historic Resources**  
State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Rd.  
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 91 / / 0248  
Status County No Quad No Site No

Tax Map No.: \_\_\_\_\_

**Reconnaissance Survey Form**

PARCEL# 6271901008

**Identification**

Historic Name: McCrory's Five and Dime

Common Name: Saletme Variety

Address/Location: 139 137 E Main St

City: Rock Hill

County: York

Vicinity of:

Quadrangle Name: Rock Hill West

Ownership: Private

Category: building

Historical Use: Commercial

Date: ca. 1920

Current Use: Commercial

SHPO NR DOE: Contributes to Eligible District

Other Designation:

Notes: 2-story, stuccoed brick, flat roof; altered storefront w/continuous transom; recessed double-leaf entry; 1/1 replacement windows on second floor; stepped cornice

**Photographs**

Roll No.: Neg. No.: View of:  
45 14 façade

Attach Photographs Here

**Program Management**

Recorded by: JFM, Edwards-Pitman Environmental, Inc.

Date Recorded: 02/02/2004







## Rezoning Analysis-Report to Board of Historic Review

Meeting Date: December 10, 2020

---

**Location:** 313 North Wilson Street, Tax Map #627-22-02-030  
**Site Area:** Approximately 0.49 acres  
**Request:** Establish Historic Overlay District (HOD) Zoning  
**Applicant/Owner:** Marvin & Irma Frockt  
17453 Campbell Hall Road  
Charlotte NC 28277

---

### Site Description

The subject property consists of one parcel with a residential structure, and was identified as historic during the 1988 Historic Resources Inventory. It was not included in the Oakland Avenue Area Historic District when the district was designated in 1998.

The structure was listed in the inventory as the Gilbert Lazenby House, constructed ca1895. However, further research indicates that the residence under consideration was constructed by noted Rock Hill architect, Julian S Starr, for his sister, Mrs. Lillian Starr Adams in 1905.

Julian Stewart Starr was born and raised in Rock Hill. He is credited with the construction of approximately 42 residences and commercial buildings constructed in Rock Hill between the years of 1902-1931; in 1908 he began offering his services as an architect and was one of the earliest registered architects (#22) in South Carolina. Among the best known are the Stokes-Mayfield House at 353 Oakland Avenue (National Register listing, 1984), the Bigger Home at 711 North Wilson Street, the John G Barron Home at 348 Oakland Avenue, the Steele Home at 312 Marion Street, and the Friedheim Homesite at 306 East Main Street, now occupied by Fountain Park.

In 1905, the Rock Hill City Council awarded Starr with the contract to build the first City Hall on Hampton Street. That same year he was listed as contractor for the installation of the first pipe organ in Rock Hill at the First Presbyterian Church. Starr was also involved in a number of construction projects and renovations in Fort Mill and York, including repairs to the York County Courthouse following a 1933 fire that severely damaged the building.

Starr was also credited with the design and construction of a number of area schools, including the original Rock Hill High School building on East White Street (demolished in 1978) and the Union High School/Main Street Grammar School building in Union, SC, which now serves as the administration building for the University of South Carolina at Union. This property was listed on the National Register of Historic Places in 1989.

---

### Proposal

The request to add Historic Overlay District (HOD) zoning is in order to preserve and protect the historic value of the existing structure as a visual reminder of the work of local architect Julian Stewart Starr and the development of the City of Rock Hill's Oakland Avenue neighborhood. The addition of this overlay would permit the same uses that currently exist with the property but would require additional approvals by the Rock Hill Board of Historic Review for any changes to the exterior of the structure. The

owner requested the historic overlay designation, and is aware of and is agreeable to this additional review process. The property owner would also be responsible for adhering to all other regulations, requirements, and laws of the City of Rock Hill, including the Municipal Code, Building Code, and International Property Maintenance Code.

---

### **Proposed Zoning District Summary**

Historic Overlay District (HOD) - The Historic Overlay District (HOD) was established to promote the educational, cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of old, historic, and architecturally valuable structures, properties, districts and neighborhoods which serve as visible reminders of the social, cultural, economic, political, and architectural history of the City.

### **Overlay Zoning History of the Property**

The subject property was not included in the original Historic Overlay District (HOD) zoning that established the Oakland Avenue Area Historic District in 1998. The establishment of Historic Overlay District (HOD) zoning does not have an effect on the current underlying General Commercial (GC) zoning district.

### **Other Considerations**

This property was recorded as part of the Historic Resources Inventory Survey in 1988 and would be considered a contributing property within the Oakland Avenue Area Historic District.

---

## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The City is committed to preserving and protecting structures that represent valuable examples of period architecture and/or represent significant historical events. The inclusion of this property would support the Comprehensive Plan's Core Value – 'Reinforce Strong Neighborhoods' by preserving the special character and historic resources of Rock Hill's neighborhoods.

### **Conclusion**

The requested historic designation of 313 North Wilson Street is generally consistent with the City of Rock Hill Focus 2020 Comprehensive Plan.

---

## **PUBLIC INVOLVEMENT**

Staff hereby certifies that the required public notification actions have been completed as follows:

- November 20: Rezoning notification postcards sent to 89 property owners and residents within 300 feet of the subject property
- November 20: Rock Hill Board of Historic Review public hearing advertisement published in *The Herald*.
- November 20: Rezoning notification signs posted on subject property.

### **Public Feedback**

Staff has not received any public feedback.

---

## **RECOMMENDATION**

### **Staff Recommendation**

This property was identified as historic but was not included as part of the Oakland Avenue Area Historic District. Because of this, the property has undergone several changes not consistent with the Historic Design Guidelines, including replacement of original wood windows and original turned balusters along the front porch. Vinyl siding was installed in 1990 under a Certificate of Hardship approved by the BHR; the staff report indicates the original wood siding was rotted.

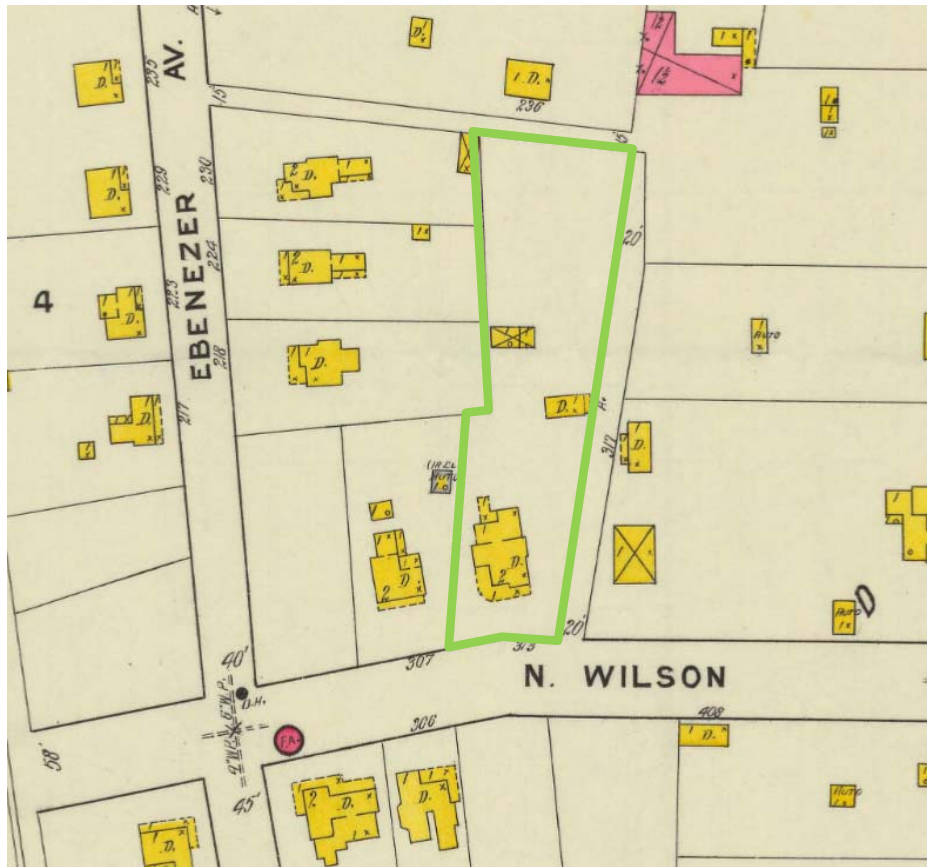
However, the building still retains many of the architectural features envisioned by the architect, Julian Starr. The current owners are committed to returning the residence to its original historic appearance and are amenable to adhering to the City's historic guideline regulations; the City will not require the owners to remove any of the exterior features currently in place. As the subject property retains many of the historic attributes that help define the Oakland Avenue Area Historic District, staff recommends approval of adding the Historic Overlay District (HOD) zoning to this property.

---

### **Attachments**

- Site photograph
  - 1988 Historic Resources Inventory Survey
  - 1916 Sanborn Map
- 

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





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 / 424 400
county census design- site number
nated place

2. HISTORIC NAME(S): Gilbert Lazenby House

3. OTHER NAME:

4. ADDRESS/LOCATION: 313 Wilson St. North
PARCEL # 6272202030

CITY: Rock Hill VICINITY OF: COUNTY: York

5. OWNERSHIP: private(P) city(M) county(C) state(S) federal(F) 6. CATEGORY: building(B) site(S) structure(U) object(O)

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

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

9. POTENTIAL: NR NR historic district archaeological

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

name: 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: 1890

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 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 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 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 2/2 / / 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 Pedimented gables: small 2-light window in front gable end; single-light windows in side gable ends. Cutaway bay window at porch, with round window at second level. Secondary entry at rear of porch. Paired tapered wood porch posts on brick pedestals. Right elevation with 1X2 bay one-story projection with exposed rafter ends.

21. ALTERATIONS Hipped and shed additions at rear right and left elevations. Infilled breezeway and lattice connect gazebo to rear of rear porch.

HISTORICAL INFORMATION

22. THEME(S): \_\_\_\_\_
23. PERIOD(S): \_\_\_\_\_
24. IMPORTANT PERSON(S): \_\_\_\_\_
25. ARCHITECT(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_
26. BUILDER(S): \_\_\_\_\_ SOURCE: \_\_\_\_\_
27. HISTORICAL DATA: Area not included on 1910 Sanborn map; house appears on 1916 & 1926 maps. Not found in 1914 Rates Book. 1925 City Directory lists this as residence of E. Gilbert Lazenby, a clerk with the R. W. Cranford Company.

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: 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: U / 9 1 / 1 1 9 5 / 4 2 4 - 4 0 0  
                          county      census design-      site number  
  nated place

CONTINUATION:

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View of  
FRONT(S) & LEFT(N) ELEV.  
\_\_\_\_\_  
\_\_\_\_\_  
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Date taken: 8/10/06  
Recorded by: DBS, Preservation Consultants, Inc.  
\_\_\_\_\_





1143		8/18/2020	Zeta Tau Alpha Sorority	636 Oakland Avenue	Install security light on secondary façade	Approved	Staff Approval - life/safety
1145		9/18/2020	Oakland Avenue Presbyterian Church	421 Oakland Avenue	Replace tar and gravel roofing on flat roof with TPO membrane materials	Approved	Staff Approval - non-historic roof replacement, not visible from street
1146	20201792	10/5/2020	Phillis Medford	411 Oakland Avenue	Reface existing sign	Approved	Staff Approval - replacement of existing signage
1147	20190775-4	10/15/2020	Melanie Sovie	227 Johnston Street	Sign	Approved	Staff Approval - new sign meeting regulations
1148		11/4/2020	John Misskelley	131 Confederate Avenue	Replace rear porch flooring with like materials	Approved	Staff Approval – like materials
1149	20202027-2	11/6/2020	Burkett Financial Services LLC	128 E Main Street	Remove front awning, repair/repaint stucco on front façade, replace rear awning	Approved	Staff Approval – removal of non-historic awning, repair with like materials
1150		11/10/2020	Tamara Belk Ordway	403 E Main Street	Replace one section of beadboard with matching on front porch, replace wood 2x2 handrail with new wood 2x2 handrail	Approved	Staff Approval – like materials
1151	20202168	11/30/2020	Main 7 LLC	105 Hampton Street	Replace existing awning with new awning	Approved	Staff Approval – like materials
1152		12/1/2020	Charlie Vroon	401 Charlotte Avenue	Replace gutter system with new gutter system; replace rotted wood siding with new wood siding in same dimensions	Approved	Staff Approval – like materials





## MEMORANDUM

**To:** Rock Hill Board of Historic Review  
**From:** Janice Miller, Historic Preservation Specialist  
**RE:** Calendar of Regular Board Meetings, 2021  
**Date:** November 5, 2020

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The following is the proposed calendar for regularly scheduled public hearings of the Rock Hill Board of Historic Review for 2021. All public hearings will be held at 6:00 pm the first Thursday of each month in Council Chambers of City Hall, 155 Johnston Street, unless otherwise noted.

January 7, 2021	(rain date: January 14)
February 4, 2021	(rain date: February 11)
March 4, 2021	(rain date: March 11)
April 1, 2021	(rain date: April 8)
May 6, 2021	(rain date: May 13)
June 3, 2021	(rain date: June 10)
July 1, 2020	(rain date: July 8)
August 5, 2021	(rain date: August 12)
September 2, 2021	(rain date: September 9)
October 7, 2021	(rain date: October 14)
November 4, 2021	(rain date: November 11)
December 9, 2021	(rain date: December 16) – ChristmasVille (December 2-5)

If you have any questions, please feel free to contact me at 803.817.5129 or [janice.miller@cityofrockhill.com](mailto:janice.miller@cityofrockhill.com).