



Rock Hill Board of Historic Review

Regular Public Hearing
September 2, 2021
6:00 p.m.

A G E N D A

- 1) Pledge of Allegiance
- 2) Call to Order
- 3) Approval of minutes, April 1, 2021, regular meeting
- 4) Approval of minutes, July 1, 2021, regular meeting
- 5) Recognize Addie Mayfield Rutledge for 20 years of service
- 6) Introduce new Board member, Amy Applegate
- 7) H-2021-05: Hold public hearing and consider a Certificate of Appropriateness request by Addie Mayfield Rutledge to replace the porch decking, columns on side porch, and trim boards with alternative materials on the building located at 353 Oakland Avenue, which is part of the Oakland Avenue Area Historic District, tax parcel 627-22-02-015.
- 8) H-2021-06: Hold public hearing and consider a Certificate of Appropriateness request by First Presbyterian Church to install a columbarium area on the front of the building located at 234 East Main Street, which is an individually designated historic property, tax parcel 627-18-06-001.
- 9) H-2021-07: Hold public hearing and consider a Certificate of Appropriateness request by Maurice Walker to install gutters and replace the secondary and rear façade windows with vinyl replacement windows on the building located at 240 Marion Street, which is part of the Marion Street Area Historic District, tax parcel 600-04-02-004.
- 10) H-2021-08: Hold public hearing and consider a request by Southern Builders (Jeff Williamson) to amend Certificate of Appropriateness 1099 to allow for fluted columns rather than smooth columns on the building located at 417 East White Street, which is part of the Reid Street/North Confederate Avenue Area Historic District, tax parcel 627-04-01-003.
- 11) H-2021-09: Hold public hearing and consider a Certificate of Appropriateness request by Comporium Communications to install signage on the side of the building located at 117 Elk Avenue, which is part of the Downtown (Old Town) Area Historic District, tax parcel 627-18-03-007. **Deferred until October meeting at the request of the applicant.**
- 12) Other Business
 - a. Certificates of Appropriateness issued by Staff
 - b. Request by Staff to move October 7 public hearing to October 14.
- 13) Adjourn

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

April 1, 2021

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, April 1, 2021, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Phil Jerauld, Addie Mayfield Rutledge, Michael James and William Drennan

MEMBERS ABSENT Ashley Barron, Jana Jeanette, Martin Goode

STAFF PRESENT Janice Miller, Amy Britz

3. Approval of minutes from the January 7, 2021 regular meeting.

Chair Jerauld called for a motion to approve the minutes from the January 7th, 2021, meeting. Mr. James made a motion to approve the minutes. Mr. Drennan seconded, and the motion carried unanimously 4-0 (Barron, Jeanette, Goode absent).

4. H-2021-02: Hold public hearing and consider a Certificate of Appropriateness request by Kevin & Kim Mattingly to replace the existing front porch decking with a substitute material and replace the existing wood steps with concrete steps on the building located at 137 Reid Street, which is part of the Reid Street/North Confederate Avenue Area Historic District, tax parcel 627-16-03-008.

Staff member Janice Miller presented the staff report. Staff recommended approval of decking as long as width of boards remained the same or as close to width of current material. Staff also recommended using the same decking material for the steps, if approved for the decking. No input was received from the public.

The Mattinglys attended in person to answer questions. Chris Tidwell with flooring company for the Mattinglys also attended via phone to answer questions as needed. Board members were provided samples of new decking material. Mrs. Rutledge stated she liked the new decking material.

Mr. James asked how to propose motion. Should there be a separate motion for steps and decking, or should they be combined. Mrs. Miller stated it was up to the board.

There being no further discussion, Chair Jerauld called for a motion. Mr. James made a motion to recommend approval of the use of the substitute material as presented by staff for both the decking and steps. Chair Jerauld seconded, and the motion carried unanimously by a vote of 4-0 (Barron, Jeanette, Goode absent).

5. H-2021-03: Hold public hearing and consider a Certificate of Appropriateness request by Fredrick Begley to remove the front porch extension on the building located at 225 Marion Street, which is part of the Marion Street Area Historic District, tax parcel 600-04-01-006.

Staff member Janice Miller presented the staff report. Staff recommended approval of removal since the extension was not original to the structure and the bricks on the extension are not the same as the original structure. No input was received from the public.

Mr. Drennan asked to clarify where the extension was located. Mrs. Miller provided a photo noting the extension to the left of the original porch.

Mr. James asked if they were going to replace the extension with landscaping. Mrs. Miller confirmed the extension will be replaced with landscaping.

There being no further discussion, Chair Jerauld called for a motion. Mr. James made a motion to recommend approval of the request as presented. Chair Jerauld seconded, and the motion carried unanimously by a vote

of 4-0 (Barron, Jeanette, Goode absent).

6. Other Business

- a. Consider updates to the Board's Rules of Procedure.

Staff member Janice Miller presented the proposed updates.

Mr. Drennan asked to clarify the application approval process. Mrs. Miller stated the Certificate of Appropriateness was reviewed by the Board to make sure there was enough information provided to make informed decisions. The application has been updated by staff over the years to accommodate details requested but had not ever been officially approved by the Board.

There being no further discussion, Chair Jerauld called for a motion. Mr. James made a motion to recommend approval of the request as presented. Mrs. Rutledge seconded, and the motion carried unanimously by a vote of 4-0 (Barron, Jeanette, Goode absent).

- b. Certificates of Appropriateness issued by Staff for February and March.

- c. Mrs. Miller mentioned continuing education workshop of Genealogy and Oral History for the board was available online via email link provided by Mrs. Miller and covered all three required hours.

- d. Mrs. Miller stated no decision has been made for the Department of Archives and History Conference and that she would provide information as received.

- e. Mrs. Miller has provided the board with the May newsletter due to upcoming vacation.

7. Adjourn

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

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

July 1, 2021

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, July 1, 2021, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT Michael James

STAFF PRESENT Janice Miller, Eric Hawkins

3. Approval of minutes from the April 1, 2021 regular meeting.

Staff member Janice Miller noted that the minutes were inadvertently left out of the agenda packet and that they would be available for review at the next meeting.

4. H-2021-04: Hold public hearing and consider a Certificate of Appropriateness request by Paul Heer to replace the existing wood front porch columns with columns of an alternative material on the building located at 331 East White Street, which is part of the Reid Street/North Confederate Avenue Area Historic District, tax parcel 627-09-01-003.

Staff member Janice Miller presented the staff report and noted that the property is not on the National Register as stated in the staff report. Staff recommended approval with the condition that the columns be painted as soon as possible after installation. Mrs. Miller noted that the applicant will also complete other repairs needed to prevent future water damage.

No input was received from the public.

Mrs. Barron noted that she is glad the water problem is being addressed.

There being no further discussion, Chair Jerauld called for a motion. Mr. Goode made a motion to recommend approval of the COA. Chairman Jerauld seconded, and the motion carried by a vote of 6-0 (James absent).

5. Other Business

a. Board elections.

Mrs. Rutledge nominated Mr. Jerauld for chair. The motion was seconded by Mr. Goode and approved unanimously by a vote of 6-0 (James absent).

Mrs. Barron nominated Mr. Goode for vice-chair. The motion was seconded by Mr. Drennan and approved unanimously by a vote of 6-0 (James absent).

b. Mrs. Miller provided information about upcoming continuing education opportunities.

6. Adjourn

There being no further business, Chair Jerauld called for a motion to adjourn. Mr. Goode made a motion to adjourn. Mrs. Barron seconded. The meeting adjourned at 6:15 PM.

Request: Replace porch decking, side porch columns, and porch roof entablature elements with duplicates of alternative materials

Address: 353 Oakland Avenue

Tax Map: 627-22-02-015

Owner/Applicant: Addie Mayfield Rutledge

Request

The owner and applicant, Addie Mayfield Rutledge, is requesting to replace all the existing porch decking, side porch columns, and sections of the entablature above the side porches as needed with alternative materials in the same profile and dimensions as the existing. The main body of the entire structure is covered with vinyl siding and the porch decking was replaced in 1994. The large column on the front is currently undergoing replacement as approved by the Board in 2019.



Architecture	
Construction type	Wood frame
Year of construction	1907
Architecture type	Neoclassical
Historic name	Stokes-Mayfield House

City of Rock Hill designation	
Historic Overlay District name	Oakland Avenue Area Historic District
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	Stokes-Mayfield House
Date of designation	5/7/1984
National Register status	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

The Stokes-Mayfield House was designed by architect Julian Starr and built by contractor A. E. Holler for the current owner's grandparents, Dr. James Richmond and Addie Stokes. This house is significant as one of the few houses remaining in Rock Hill representing neoclassical design elements as well as remaining in the same family since its construction in 1907.

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 proposed change will not affect the exterior appearance of the primary façade as applicant is proposing to use materials that would be the same profile and dimensions as those currently in place.

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

Replacement of the decking, columns, and trim boards with an alternative material would not have an impact on the architectural character of the front façade.

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

While the request to replace wood elements with alternative materials is not ideal, the fact that the 4200+ square foot building is used as a personal residence makes maintenance a constant concern for the owner. Allowing the replacement of areas

in constant need of repair with duplicate alternative materials would provide a positive impact on the surrounding historic district by removing rotted wood.

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

Staff provides the following relevant sections in relation to specific standards:

E. Restoration & Rehabilitation of Structures of a Residential Character

E5) Porches and Decks

- b. The original wood or concrete porch floors should be maintained and preserved.***

The original porch flooring was replaced in 1994 with matching tongue and groove flooring.

- c. The original porch columns should be preserved and maintained. Deteriorated porch columns should be repaired rather than replaced. If the base of a column is the only major site of damage, the replacement of the base rather than the entire column should occur.***

When replacement is necessary, replacement columns on the primary façade should be designed to match the original wood columns.

The columns requested for replacement include those located on the side porches on the secondary facades. The applicant is proposing to install fiberglass columns that duplicate the appearance of the existing columns, which are fluted with ionic capitals and round bases. In looking at the current columns, it appears that several columns have been replaced as evidenced by construction methods not consistent with those of the early 1900's, specifically:

- varying widths of the smooth areas below the fluted sections;
- the appearance of round vents; and
- noted separation between the joints indicating that rather than solid wood, the columns are composed of glued together segments of wood slats.

General Guidelines

A4) Architectural Features

- c. Deteriorated elements should be repaired with materials and profiles to match the original.***
- d. If original ornamentation is too deteriorated for repair, replacement should be with profiles, dimensions, and materials to match the original.***

One of the main aspects of the Neoclassical architecture is the use of Ionic entablature to provide details along the rooflines of the main structure and the side porches. The entablature is made up of three sections: a decorative cornice at the top, a simple frieze area, and a detailed architrave.



Porch located on the left side facing the structure



Porch located to the right of the structure: Along the top cornice area, there is extensive deterioration of the trim molding above and below the dentil molding. The frieze board is in fair condition, and sections of the architrave need repair. The applicant is requesting to replace only those portions that are extensively deteriorated with an alternative material that would have the same appearance as wood and would be of the same profile, detail, and dimensions.

A5) Substitute Materials:

- a. All means of repairing historic materials with original materials should be examined before considering the use of substitute materials.**
- b. Replacement of historic materials should be kept to a minimum in order to maintain the historic character of the property.**

c. Substitute materials should be chemically compatible as well as visually compatible with existing historic materials in appearance, including color, surface texture, surface reflectivity, and finish.

d. When historic materials are replaced, this work should be recorded for future reference.

The applicant proposes to use alternative materials that would match in profile, configuration, and dimensions as the components currently in place.

Public Input

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

- August 12: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- August 12: Posted public hearing signs on subject property.
- August 13: Advertised the Board of Historic Review public hearing in *The Herald*.

To date, staff has not received any public comments.

Staff Recommendation

Staff recommends approval of the request to replace the existing porch decking, side porch columns, and damaged cornice molding trim with alternative materials with the conditions that the materials match in dimensions, configuration, and profiles as the existing components, be painted as soon as possible after installation, and if at all possible, the ionic capitals on the columns remain in place.

This recommendation is based on the above analysis, especially these points:

- the front porch decking was replaced in 1994;
- the applicant will only replace those sections of the entablature that are rotted and will work to preserve as much of the original material as possible; and
- several of the side porch columns are replacements of the originals, although it is not known when these replacements occurred.

Attachments

- Application and other supporting materials
- Historic Resources Inventory Survey card, 1988
- National Register nomination form, 1984

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





Side porch – left



Side porch - right



Side porch - right

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Plan Tracking # _____ Date Received: 6/14/21 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: 353 Oakland Ave., Rock Hill, SC

Tax parcel number of subject property: 6 2 7 - 2 2 - 0 2 - 0 1 5

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

Liz Colquhoun@

Applicant's name	Mailing address	Phone number	Email address
Addie M. Rutledge	353 Oakland Ave RH-SC	803-328-6445	adrut@comporium.net

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: Addie M. Rutledge Date: June 14, 2021

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

Name of property owner: _____
 If property owner is an organization/corporation, name of person authorized to represent its property interests: _____

I certify that the person listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

Preferred phone number: _____ Email address: _____

Mailing address: _____

INFORMATION ABOUT REQUEST

General description of your request

- Replace front right column as previously approved
- Remove rotted moldings and replace with white composite material replicating existing look
- Replace all side porch columns with exact look (composite material)
- Replace front porch floor with composite t & g flooring that creates the original look

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

the front and sides of the house

What is the approximate size of the area being renovated (if applicable)? 1000 sq. ft.

Standards of review

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.

The appearance of the house will be exactly the same except for 1 large column. Due to expense of an exact replica and the extreme difficulty involved in installing the fluted round column, a square one will be built to replace the original. This has been approved by The Historic Review Board.

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

The Historic Review Board has approved the only change that is different from the original.

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

The impact will be positive since it bring the house back to original state.

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.

All changes have been approved by the Historic Review Board.

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.

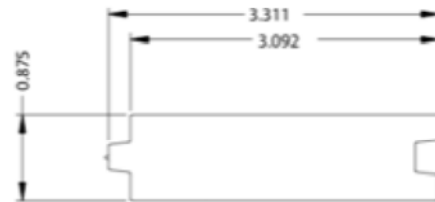
- Drawing of proposed modifications, if available.
- Site plans for additions, new construction, accessory structures, etc.
- Photos of the area proposed to be changed.
- Information about the proposed materials to be used.
- Information about the proposed colors to be used.

11:15

aeratis.com



Aeratis Heritage T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'

Width: 3-1/8" (3.092)

Thickness: 7/8"



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 - 390
county census design- place
 ated site number

2. HISTORIC NAME(S): Stokes-Mayfield House

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 353 Oakland Ave.

PARCEL# 6272202015

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) _____

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

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register 84/0517

name: Stokes-Mayfield House
 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: 1907

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 (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) 2 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 1/1 / / / 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 material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) marble (MB) other (Z)
- r) interior features: Central hall plan

- 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 gable two-story porch, with Corinthian columns. Small balcony within porch, over front entry, on decorative iron supports. Fanlights in gable ends. Porch deck wraps to either side to join smaller flat roofed porches with Ionic columns.

21. ALTERATIONS Synthetic siding, aluminum storm windows, recent window blinds

HISTORICAL INFORMATION

22. THEME(S): _____

23. PERIOD(S): _____

24. IMPORTANT PERSON(S): _____

25. ARCHITECT(S): Starr, Julian SOURCE: Documented

26. BUILDER(S): Holler, A. D. SOURCE: Documented

27. HISTORICAL DATA: Built for James Richmond Stokes, a Rock Hill dentist, and his wife Addie on land laid out by the Rock Hill Land and Town Site Company.

28. INFORMANT/BIBLIOGRAPHY National Register Nomination

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:

353 Oakland Ave

U91 1195 424 390



8/2003



8/2003

Request: Construct columbarium addition on front façade
Address: 234 East Main Street
Tax Map: 627-18-06-001
Owner/Applicant: First Presbyterian Church

Request

First Presbyterian Church is requesting to install a columbarium area in the portico area and the two terrace areas of the East Main Street entrance to the church sanctuary.



Architecture	
Construction type	Brick commercial
Years of construction	1875-1922
Architecture type	Late Victorian with elements of Romanesque Revival and Late Gothic Revival
Historic name	The First Presbyterian Church

City of Rock Hill designation	
Historic Overlay District name	First Presbyterian Church (individual)
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	First Presbyterian Church
Date of designation	6/10/1992
National Register status	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

The First Presbyterian Church was built during the years of 1875 to 1922 and consists of the main sanctuary, offices, and education building within a single multi-level structure. This all-brick structure has several significant architectural features: the sanctuary, a polygonal central block with octagonal roof capped by a cupola and gables housing five large round stained-glass windows and the five-story bell tower. The current front portico and terrace iron railings were constructed around 1990.

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 proposed change will have a slight effect on the exterior appearance of the primary façade as one wall in the portico portion of the main building will be fitted with a columbarium structure and the iron railing on both terrace areas will be replaced with columbarium structures proposed to face the interior.

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

Interments of the deceased on church grounds is not an uncommon practice. The First Presbyterian Church does not have property available on the church grounds for burials, so the use of a columbarium is appropriate. The proposed locations for the columbarium structures are next to the sanctuary on the East Main Street side of the building and the two semi-circular iron handrails sections along the right front façade of the building.

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

The columbarium would create a positive impact by allowing the church to establish a sacred and respectful area for interment.

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

Staff provides the following relevant sections in relation to specific standards:

General Guidelines

A14) Accessory Structures

c. New accessory structures should be located in the rear yard.

Because the proposed use is sacred in nature and the rear of the building is mainly for administrative and educational uses, the proposed location for the columbarium outside the main sanctuary would be appropriate. In addition, the side and rear façades of the building are closer to higher traffic areas (the church parking lot, Saluda Street, and East Black Street).

d. The screening of new accessory structures through fencing or landscaping is recommended.

Existing and proposed landscaping along the front façade will lessen any impact created.

Public Input

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

- August 12: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- August 12: Posted public hearing signs on subject property.
- August 13: Advertised the Board of Historic Review public hearing in *The Herald*.
- July 20: Zoning Board of Appeals (ZBA) granted special exception

To date, staff has not received any public comments.

Staff Recommendation

Staff recommends approval of the request to construct the columbarium structures as proposed.

This recommendation is based on the above analysis, especially these points:

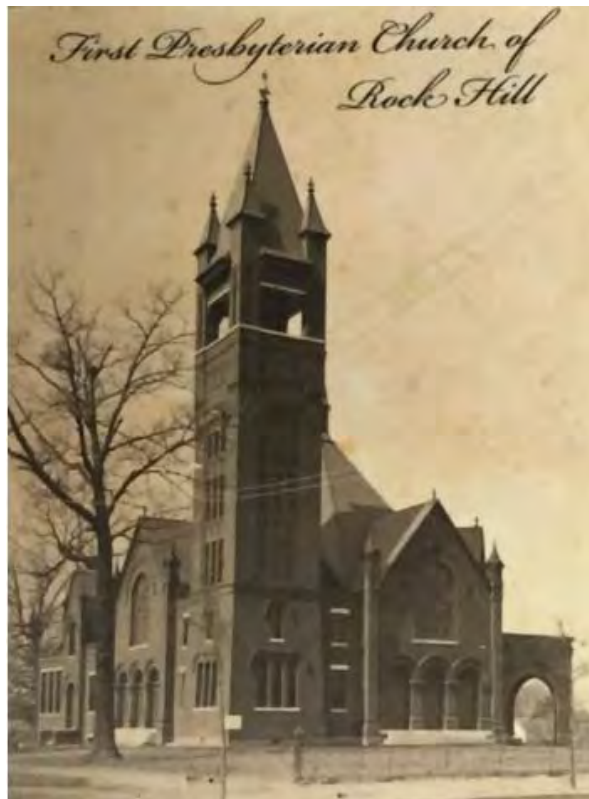
- the columbarium located in the portico area will be located closer to the wall of the main building and will therefore not be readily visible;

- the columbarium structure on the terrace areas will face the church building; and
 - the location is more sacred and private than any other location on the site.
-

Attachments

- Historic and site photographs
 - Sketches of proposed columbarium
 - Historic Resources Inventory Survey cards, 1988 & 2004
 - National Register nomination form, 1992
-

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



1890s – 1900s
(photo: fpc-rockhill.org)



c1944
(postcard: public domain)



1990
(City of Rock Hill photo)



2019
(City of Rock Hill photo)



Portico and terrace – 2021
(City of Rock Hill photo)



Portico area
(City of Rock Hill photo)



Front terrace facing East Main Street
(City of Rock Hill photo)



Side terrace facing church parking lot
(City of Rock Hill photo)



Iron Cast 6.00

SALUDA-ST-GRH

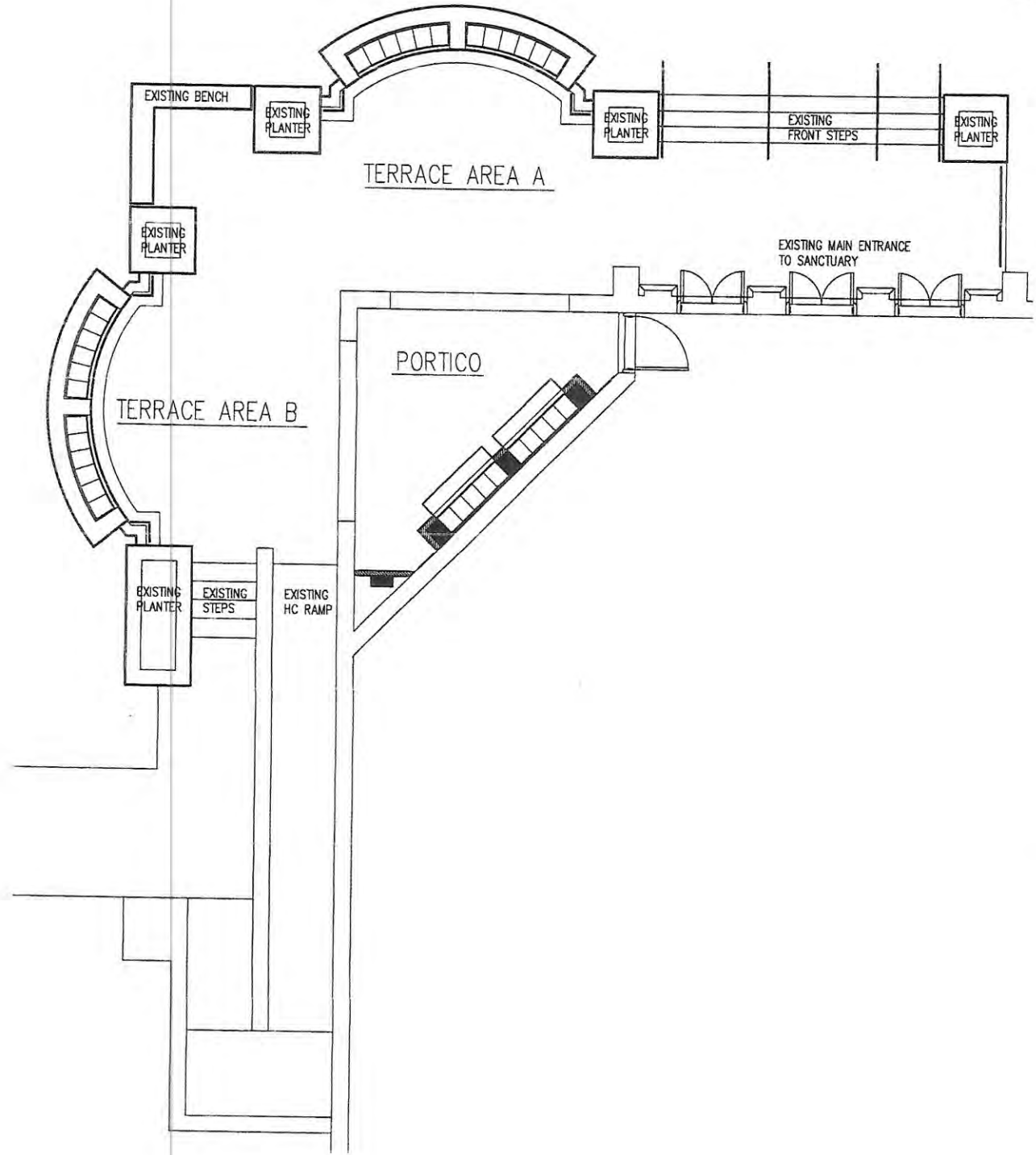
1518
3254 Saluda St

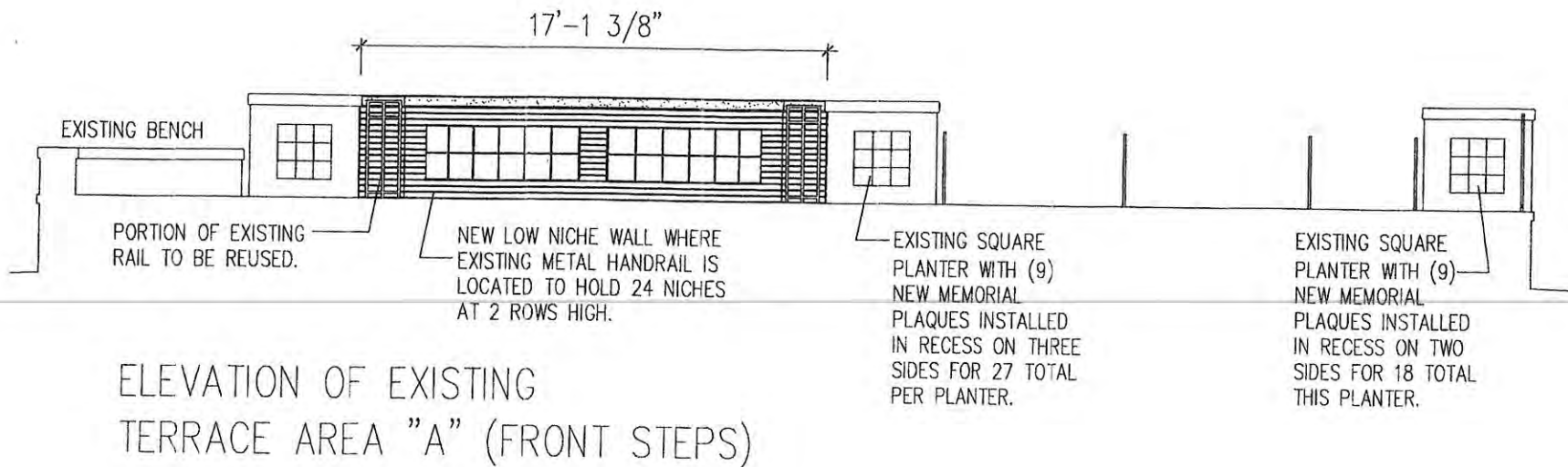
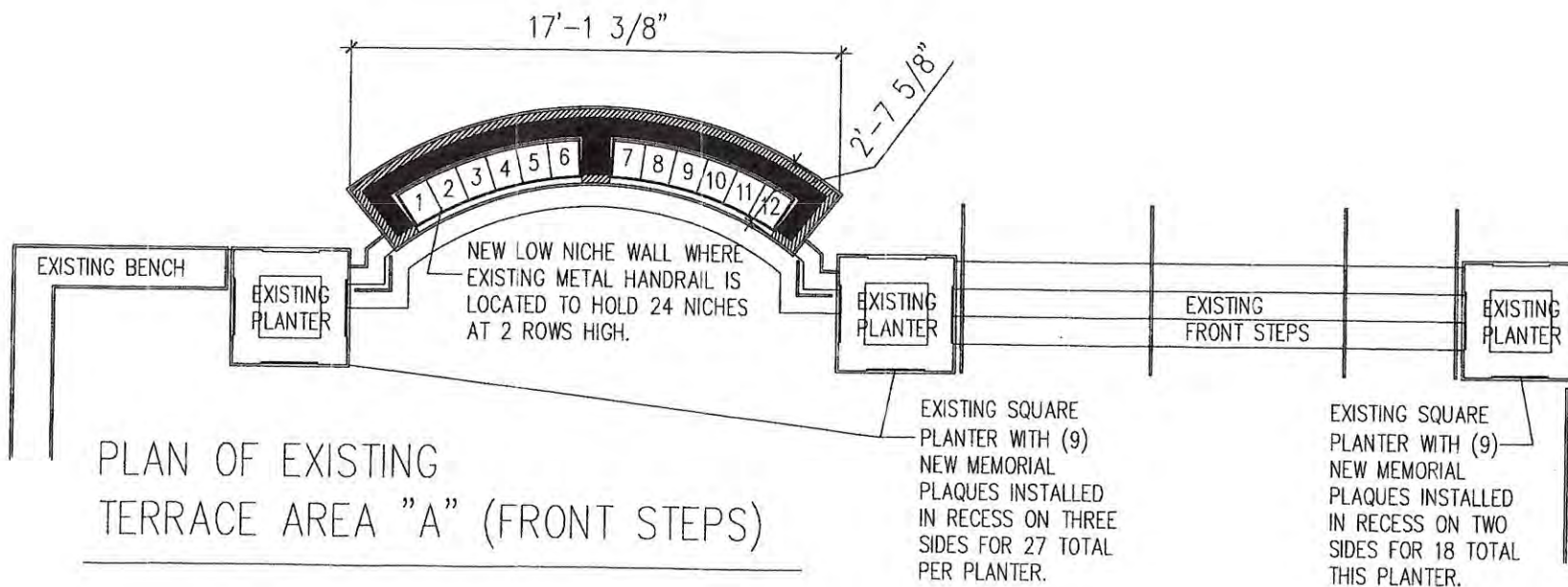
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3254 Saluda St

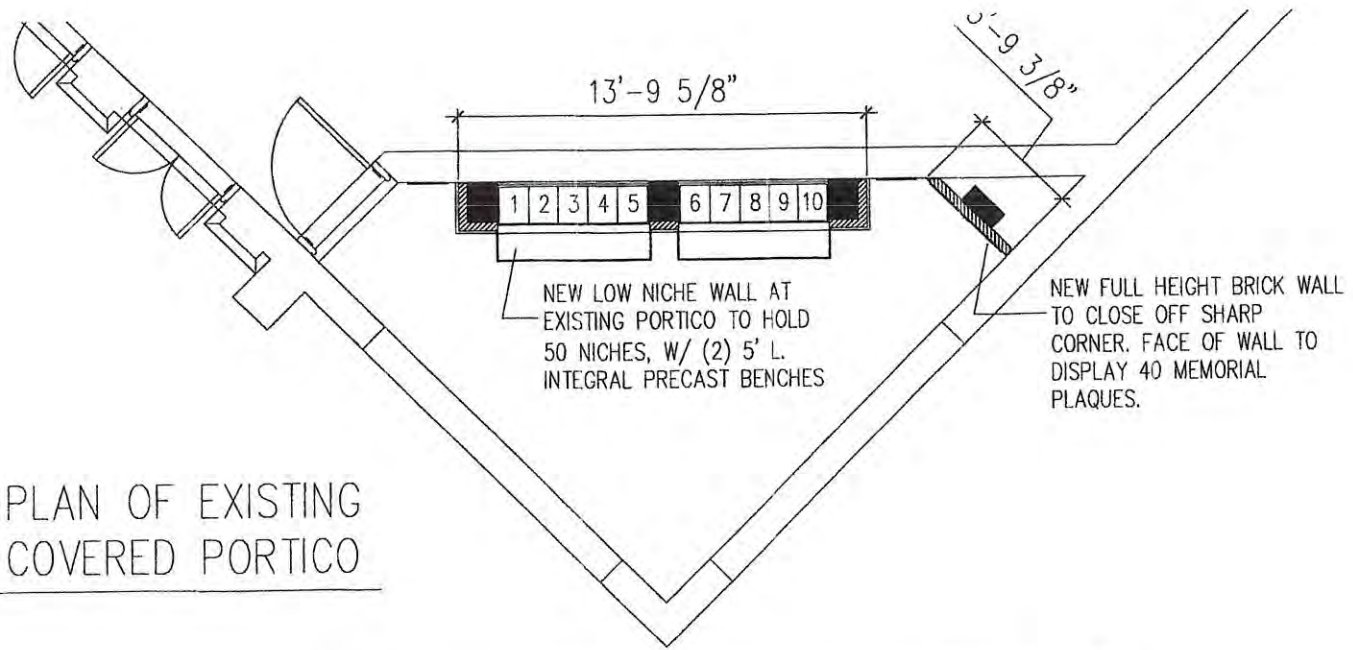
230

234

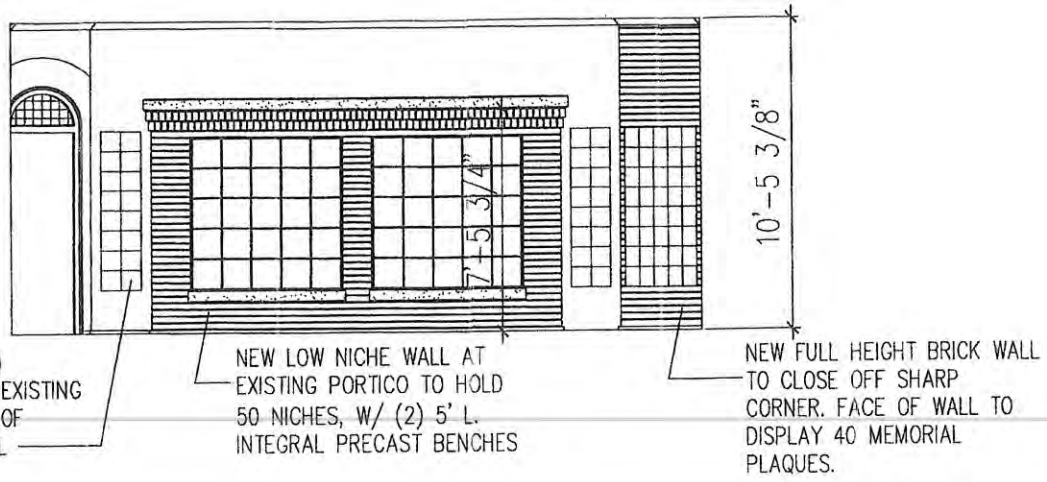
10.10.2019





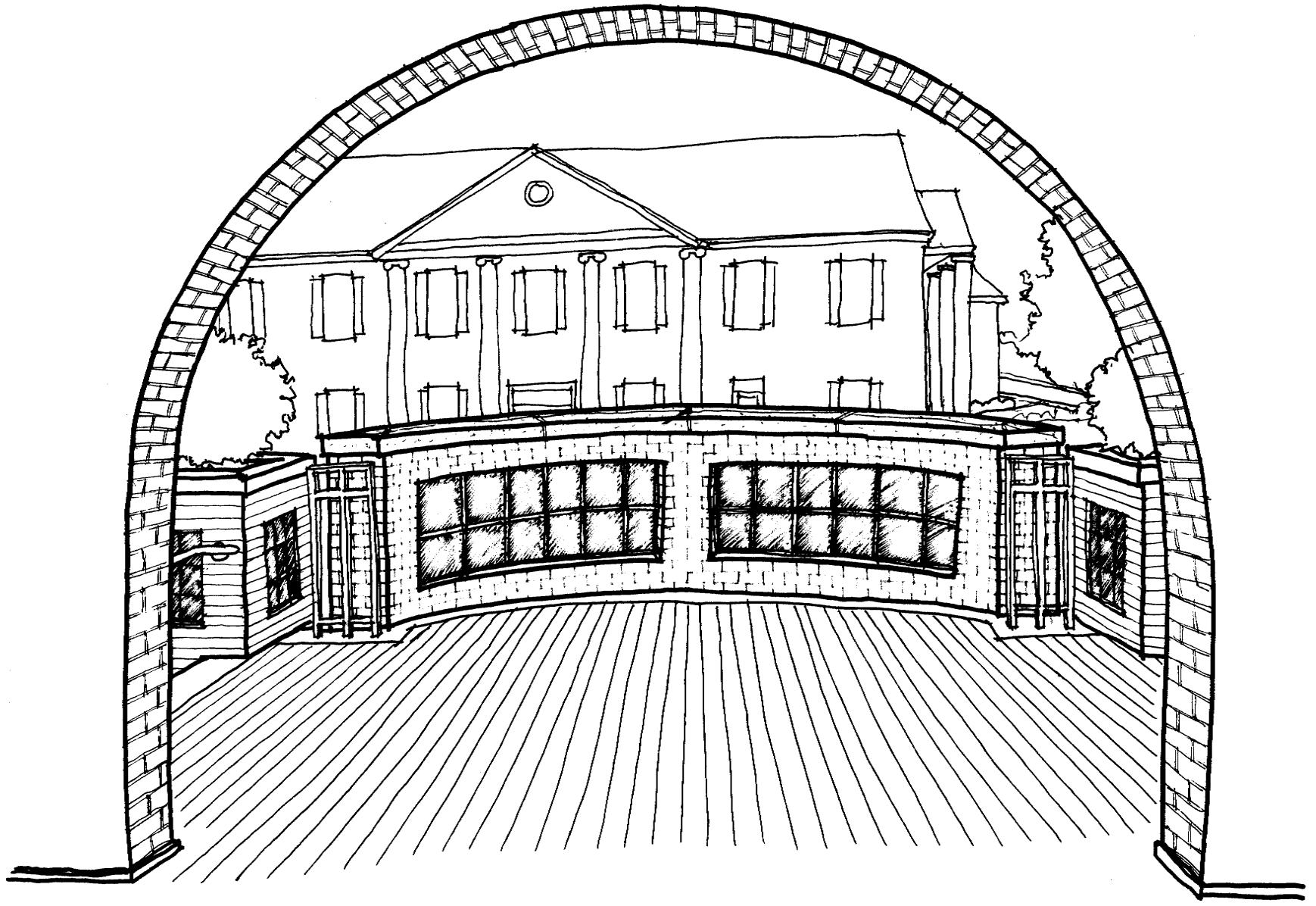


PLAN OF EXISTING COVERED PORTICO



ELEVATION INSIDE EXISTING COVERED PORTICO







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 3 7
county census design- site number
rated place

2. HISTORIC NAME(S): Rock Hill Presbyterian Church

3. OTHER NAME: First Presbyterian Church

4. ADDRESS/LOCATION: 234 Main St.

PARCEL # 6271806001

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) church

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

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 _____ 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: 1894-1895

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 (BR) 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 1 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: _____

- 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 17e: composite; 18: Bible School annex. Polygonal central block has polygonal hipped roof topped by lantern; front-facing gable wing has three double entrances, round arched multi-light transoms, set within common corbelled brick surround; rose window at second level with grouped window below. Five-story tower at left front corner has flared hipped roof with finial, triple window at first level, open fifth level above corbelled brick cornice. Angled wing at right front with rose window at second level, projecting vestibule at first level. Wings at right and rear.

21. ALTERATIONS Bible School annex, 1922.

HISTORICAL INFORMATION

22. THEME(S): Architecture; Religion

23. PERIOD(S): 1877-1917

24. IMPORTANT PERSON(S): _____

25. ARCHITECT(S): Wilson, Charles Coker (Roanoke VA) SOURCE: documented

26. BUILDER(S): Watkins & Hardaway (Birmingham AL) SOURCE: documented

27. HISTORICAL DATA: Ebenezer Presbyterian established its Antioch Mission Chapel on this site in 1858. Rock Hill Presbyterian Church organized in 1869, and built a brick church in 1873. This building was erected in 1895. Tornado damage in 1926 destroyed the original tower, which was rebuilt. In 1905, the first pipe organ in Rock Hill was installed in the church, by local (CONT)

28. INFORMANT/BIBLIOGRAPHY "Brief Hist. of Rock Hill Presbyterian Church... to April 1895"; RH Herald 3 May 195

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 / 10 / 30
year month day

34. COMMENTS:

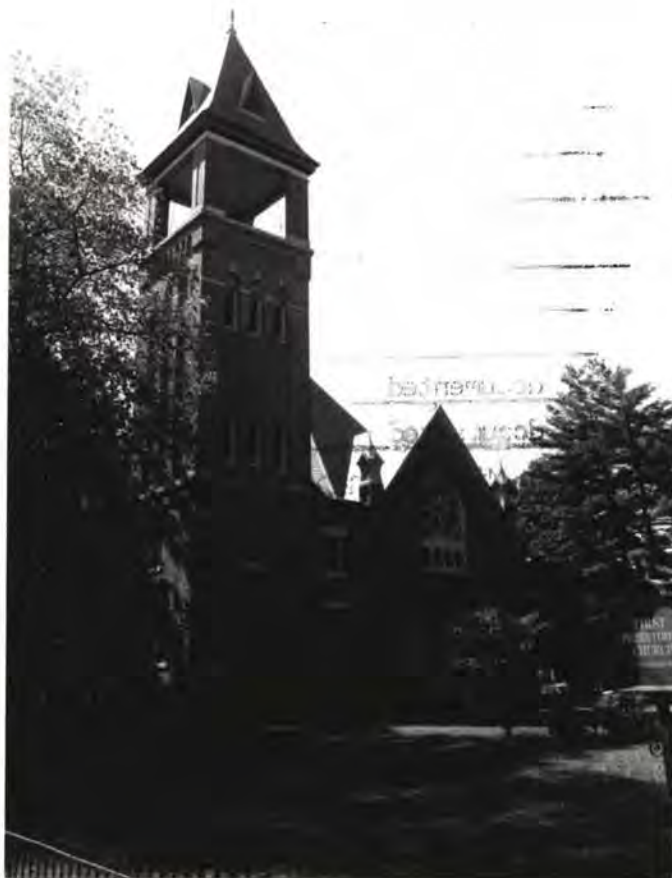
CONTINUATION AND PHOTOGRAPHS

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: 11 / 91 / 1195 / 424 - 537
county census design- site number
ated place

CONTINUATION:

HIST. DATA. architect/contractor Julian Starr; it was replaced in 1961. From 1908 to 1914 Rock Hill First Presbyterian Church was the largest of its denomination in South Carolina, and since its founding has had great influence in the city. Pastor J. S. White was influential in the establishment of the Rock Hill school system (Rock Hill School built in 1888); the church's mission chapel was moved to Highland Park 1900c, where it was known as Jennings Chapel; and Oakland Avenue Presbyterian Church was established by this congregation.



<u>Photo #</u>	<u>View of</u>
<u>1</u>	<u>Facade (SW Elevation)</u>
<u>2</u>	<u>Facade (SE Elevation)</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Date taken: 87/10/08
 Recorded by: DBS, Preservation Consultants, Inc.

U911195424 #537



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 / 0005
Status County No Quad No Site No

537/

Tax Map No.: _____

Reconnaissance Survey Form

PARCEL# 6271806001

Identification

Historic Name: First Presbyterian Church

Common Name:

Address/Location: 234 E Main St

City: Rock Hill

County: York

Vicinity of:

Quadrangle Name: Rock Hill West

Ownership: Private

Category: building

Historical Use: Religious

Date: 1894, 1995-99

Current Use: Religious

SHPO NR DOE: Listed

Other Designation:

Notes: 2-story, brick, Picturesque church; pyramidal hip roof w/projecting gables; arched windows and entrance bays; double-leaf doors; stained-glass windows; soaring bell tower w/decorative corbelling; interior chimney; rear addition

Photographs

Roll No.: Neg. No.: View of:
46 5 façade

Attach Photographs Here

Program Management

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

Date Recorded: 02/02/2004



Request: Replace side and rear façade windows
Address: 240 Marion Street
Tax Map: 600-04-02-004
Owner/Applicant: Maurice Walker

Request

The applicant, Maurice Walker, is requesting approval to install a gutter system and replace existing windows with vinyl replacements on the secondary and rear facades.



Architecture	
Construction type	Wood frame
Years of construction	c1912
Architecture type	Colonial Revival with Craftsman-influenced details
Historic name	Cauthen-Dunlap House

City of Rock Hill designation	
Historic Overlay District name	Marion Street Area Historic District
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	Marion Street Area Historic District
Date of designation	6/10/1992
National Register status	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

The Marion Street Area is significant due to the number of architectural styles in existence, with construction dating from 1874 to 1925 for the Woodland Park neighborhood. It also represents the development of another prominent residential area near the downtown employment area, where doctors, businessmen, and textile manufacturing executives constructed their homes. This two-story frame structure was reportedly built for Rock Hill Lumber Company president, J. Claude Cauthen, in 1912. It was then sold to John B. Reid in 1927, remaining in the Reid-Dunlap family until 1989.

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?*

Gutter: The installation of a gutter system would create a minimal change to the exterior appearance but is a necessity in order to direct water away from the structure.

Windows: The replacement of the windows on the side and rear facades are not proposed to have any effects on the exterior appearance of the property. The owner would repair the windows on the front façade and the top and bottom windows to either side of the front façade as needed and use any salvageable remaining part of the other windows for these and any future repairs.

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

Gutter: Provided that the gutters are the same color as the trim to which they will be attached and are of a minimal profile, the change would be consistent.

Windows: The new windows would match in dimensions as the existing windows and would be one-over-one windows. The interior and exterior trim will be retained. The quote provided with the application stated there would be five picture windows; however, staff has confirmed with the applicant that all the windows replaced would be of the one-over-one configuration.

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

Gutter: This request would create a positive impact by minimizing water damage to this particular property.

Windows: This request would create a positive impact on the surrounding historic district. The proposed work will improve the appearance of the structure by replacing a number of the side and rear windows that are in poor condition.

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

Staff provides the following relevant sections in relation to specific standards:

A4) Architectural Features

- b. *Historic features should be maintained on a regular basis in order to avoid deterioration. Preventative measures, such as caulking and limited paint removal and application, should be used to preserve historic details. Architectural details should be protected from moisture accumulation that can cause significant damage. Areas that have a tendency to accumulate moisture should be regularly checked for damage, such as window sills, column bases and capitals, etc.***

The applicant is requesting a gutter system that will direct water flow away from the house.

E. Residential Restoration & Rehabilitation

E6) Windows

- a. *The original window openings should be preserved and maintained. They should not be enclosed, reduced, expanded, or concealed.***

The applicant will be replacing windows located on the side and rear with new vinyl replacement sash units of the same size. Neither the exterior nor the interior trim should be affected by this replacement.

- b. *The original window details should be preserved and maintained. Original windows should be maintained and repaired with matching materials. Alterations and replacement should be with materials and designs to match the original.***

The sash configuration of windows should not be altered. Replacement sashes should match the original designs in dimensions and lights. Replacement of original window sash should take place only if deterioration is clearly demonstrated.

This request includes replacement of window sash units in the following locations.

Main structure:

- One – right secondary rear, top floor
- Four – left secondary rear, top and bottom floors

The applicant is also requesting to install a shorter window on the right secondary rear, bottom floor of main structure, for the kitchen.

Addition:

- Two – left secondary rear, top and bottom floors
- Two – right secondary rear, bottom floor
- Seven – rear façade

The applicant has agreed to repair those windows located on the front façade and the top and bottom windows to either side of the front porch. Several of the original windows with missing sashes are proposed to be repaired using parts from matching windows, if approved for replacement. Other than the one-over-one sash configuration, the windows do not have any distinctive details. The applicant would like to replace the six-over-six and six-over-one windows on the rear with one-over-one windows to match the rest of the structure.

Further research of this property indicates that in the years between 2007, when the City began using an online neighborhood inspections database, and 2019, when the applicant purchased the property, there were 9* violations regarding the condition of the main structure. These include:

- rotted fascia and eaves;
- rotted and missing siding;
- peeling paint;
- broken windows;
- deteriorated steps;
- boarded windows and doors; and
- structure unfit for human occupancy.

Due to the condition of the property at the time of purchase, the applicant is currently undertaking a full-scale renovation and restoration of the interior.

*There was a total of 45 violations regarding the entire property between 2007 and 2019.

Public Input

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

- August 12: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- August 12: Posted public hearing signs on subject property.
- August 13: Advertised the Board of Historic Review public hearing in *The Herald*.

Staff received an email from a nearby resident stating they would like to see all the windows repaired rather than replaced.

Staff Recommendation

Staff recommends approval of the request to install the gutters and to replace the windows as proposed with the conditions that the front façade windows and the top and bottom windows located on the secondary façade to either side of the front façade be repaired, that all replacement windows be of one-over-one sash configuration, and that all replacement windows match in dimensions.

This recommendation is based on the above analysis, especially these points:

- the gutter will help in eliminating water damage to the exterior of the structure;
 - the original windows on the front façade and most forward portions of the side façades will be repaired and maintained;
 - the applicant proposes to replace only the sash units, leaving the interior and exterior trim in place; and
 - evidence regarding past inspections of the property indicate the windows proposed for replacement have deteriorated to a point that repair would be burdensome.
-

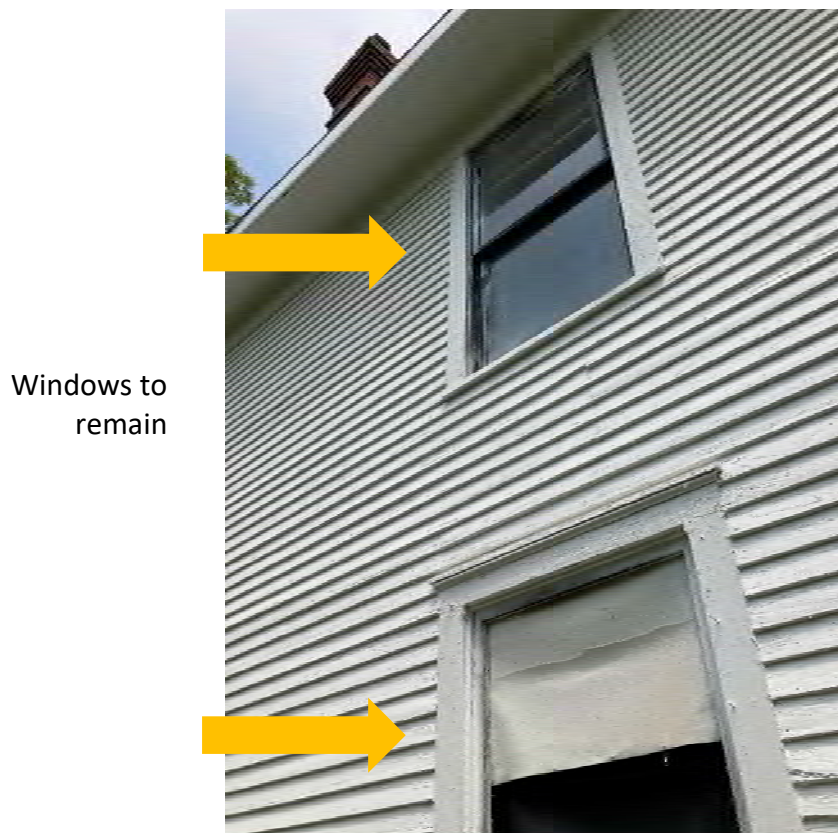
Attachments

- Historic and site photographs
 - Application and supporting materials
 - Historic Resources Inventory Survey card, 1988
 - National Register Nomination Form, 1992 (Marion Street Area Historic District)
-

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



Right secondary façade – front and rear



Left secondary façade - front



Left secondary façade, rear – all proposed to be replaced



Rear façade – all proposed to be replaced



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: 240 MARION St, Rock Hill, SC

Tax parcel number of subject property: 600-04-02-004

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
M. MYRON WALKER	1432 Flintwood Dr Rock Hill, SC 29732	843-471-4781	Rmwalker107e@yahoo.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: July 5, 2021

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

Name of property owner: _____

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: _____ Date: _____

Preferred phone number: _____ Email address: _____

Mailing address: _____

Planning and Development Dept. - Permit Application Center

P.O. Box 11706, or 155 Johnston St.

Rock Hill, SC 29731-1706

Phone: 803-329-5590 Fax: 803-329-7228 www.cityofrockhill.com



ZONING COMPLIANCE APPLICATION FOR RESIDENTIAL

\$20

A Certificate of Zoning Compliance is required for any residential development activity that requires a Building Permit. Allow 48 hours for processing. For new construction or additions, the permit fee is paid with the building permit fee. Please refer to Chapters 4, 5, and 6 of the Rock Hill Zoning Ordinance for specific standards. If the location is located in Old Town (see Old Town map), refer to the Old Town standards in Section 6-800[F] of the Rock Hill Zoning Ordinance.

Applicant Name: MAURICE Myron WALKER Phone: 843-471-4781

Applicant Address: 1432 Flintwood Dr. Rock Hill SC 29732

Property Owner: MAURICE Myron WALKER Phone: _____

Property Owner Address: 1432 Flintwood Dr, Rock Hill SC 29732

Property Address: 240 MARION ST, Rock Hill, SC Subdivision: _____ Lot #: _____

ACTIVITY DETAILS:

- New Principal Structure (new home): New Sq. Ft. _____
- Addition to Principal or Accessory Structure: Addition Sq. Ft. 180
- New Accessory Structures (garages or storage buildings): New Sq. Ft. _____ Existing Sq. Ft. _____

Total Final Size of Principal Structure: _____ Total Size of All Accessory Structures*: _____

**Note: The size of the principal use must be provided to ensure compliance with Chapter 5: Accessory and Temporary Uses of the Zoning Ordinance. Generally the size of all accessory structures is limited to 30% of the floor area of the principal structure or 600 square feet, whichever is greater. However, additional size is allowed if the property does not have an attached garage or carport. Staff can help you determine the allowance for your property.*

Are there any recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested? For example, is there a mandatory architectural review or homeowner association approval required?

Yes No If yes, please describe restrictions: _____

SETBACKS: State the closest actual distance from the exterior building wall to the following property lines:

Front: 34 Ft Side [left]: 10.5 Ft Side [right]: 10 Ft Rear: 142 Ft

Please attach a site plan indicating all existing and proposed improvements, setbacks and the location of any utility or other easements.

UTILITIES: Property will be served by:

- Public water Well Sewer Septic tank Other: _____

Certification

The applicant certifies information on this application is true and correct. If any information is false or misleading, the zoning permit shall be considered void. This permit shall expire six (6) months from approval date if a Building Permit is not obtained or no activity occurs. Applicant also attests that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested.

[Signature]
Signature of Applicant

July 5, 2021
Date

M. Myron Walker
Applicant Printed Name

Owner
Applicant Title

FOR OFFICE USE ONLY:
 Date Filed: _____ [] Old town [] Fee Paid/ Receipt#: _____ If incomplete, returned: _____
 Zoning Action: [] Approved [] Rejected [] Conditional Approval/or Exemption:
 Comments: _____

 Planning & Development Director/Designee: _____ Date: _____



Date: July 5, 2021 **BUILDING PERMIT APPLICATION**
 Property Owner: M. Myron Walker Phone: 843-471-4781
 Property Owner Address: 1432 Flintwood Dr, Rock Hill, SC Email: RMWalker107@yahoo.com
 Construction Address: 240 Marion St, Rock Hill, SC 29930 Subdivision: _____ Lot #: _____
 Contractor Name: _____ Phone: _____ Email: _____
 Contractor Address: _____ State Lic.#: _____ City BL #: _____

Description of Work: Build A new deck where previous porch was located.
Replace old, damaged, rotted windows (wood) with new vinyl windows, left, right clear only
 Building Use: Non-Residential Single-Family Residential Multi-Family Residential Other _____
 If non-residential OR other, please list type of business or use: _____

Heated/Conditioned SF: _____ Unheated SF: _____ # Bedrooms: _____ # Baths: _____ Stories: _____ # of Buildings: _____ # of Units: _____
 Are you upgrading or relocating your electric service? Yes No Will a fire sprinkler system be installed or modified? Yes No
 Heating: Gas Electric Water Heater: Gas Electric If all appliances are electric, residential customers may qualify for City Smart Choice rebates and loans.

Valuation of Work: \$ Deck \$3,000 Total cost of project (Include site development, professional design, and all subcontractors; exclude land cost)
 Attach a copy of your signed contract. windows \$10,000

Electrical Contractor: _____ Phone: _____ Contract Cost \$ _____
 Electrical Contractor Address: _____ State Lic.# _____ City BL# _____
 Mechanical Contractor: _____ Phone: _____ Contract Cost \$ _____
 Mechanical Contractor Address: _____ State Lic.# _____ City BL# _____
 Plumbing Contractor: _____ Phone: _____ Contract Cost \$ _____
 Plumbing Contractor Address: _____ State Lic.# _____ City BL# _____
 Gas Contractor: _____ Phone: _____ Contract Cost \$ _____
 Gas Contractor Address: _____ State Lic.# _____ City BL# _____
 Fire Sprinkler Contractor: _____ Phone: _____ Contract Cost \$ _____
 Fire Sprinkler Contractor Address: _____ State Lic.# _____ City BL# _____
 Other Contractor: _____ Phone: _____ Contract Cost \$ _____
 Other Contractor Address: _____ State Lic.# _____ City BL# _____

Is this property located in a flood zone? Yes No If yes, what is the flood zone classification? _____
 For projects with entrances on City maintained streets, will you need a culvert installed under your driveway? Yes No
 (This should apply to properties located in older subdivisions or infill lots.) For projects with entrances on SCDOT maintained streets, please contact the SCDOT office at (803) 327-6186.
 Please note, separate permits are required for Fire Alarm Systems, Fire Suppression Systems, Irrigation Systems, Retaining Walls, Signs.

Certification

- I certify to the best of my knowledge that all information provided herein is true and correct and all work performed under this permit shall conform to the plans and specifications herewith submitted and to all applicable Building Codes and Laws and Ordinances pertaining thereto.
- By signing this application I certify that I have the authority to make the foregoing application and I am the property owner or an authorized agent for the company performing the work stated above. I understand that I must use contractors licensed or registered with the State of South Carolina. If I choose to represent myself as the owner/builder, I understand that I or my immediate family members are required to occupy the property, that only contractors and subcontractors duly licensed as required by the State of South Carolina and the City of Rock Hill must be used to perform work associated with this application and permit, and as owner/builder I may not rent, lease or sell the property for a period of no less than two years from the date of final inspection for which this permit is issued.
- I further understand that if any information provided is found to be incorrect or falsely stated that this permit will be null and void and that I may be responsible for violation of other related state laws and local ordinances.
- I certify no construction or portion of construction will be built over or under any electrical, water, sewer, storm water or any other utility easements or rights-of-way.
- Renovation and demolition of most facilities are subject to State and Federal asbestos regulations. The facility owner and the renovation or demolition contractor are both responsible for ensuring compliance with these regulations. Please visit http://www.scdhec.gov/environment/baq/Asbestos/regulatory_information.asp for more information. The EPA requires contractors to have a Lead Paint Removal Certification when working on a structure built before 1978. Visit <http://www.epa.gov/lead/rro/contractors.html> for more information.

Applicant Signature: [Signature] Applicant Title: owner
 (Contractor, Owner, Agent, etc.)

Applicant Printed Name: M. Myron Walker

Sworn to and subscribed before me on
 this _____ day of _____, 20____
 Signature of Notary: _____
 Notary Public for: _____
 My commission expires: _____

OFFICE USE ONLY <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved By: _____ Zoning Permit Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	VALUATION:
Occupancy Type _____ Sub Occup. Type _____ Construction Type _____	HEATED _____
Comments: _____	UNHEATED _____
	TOTAL _____

INFORMATION ABOUT REQUEST

General description of your request Deck: We are building an 11 x 16 ft deck on the rear of the home. It will have the standard 36" height handrails and a set of stairs 3 ft wide. Construction will be with 4x4 PT posts buried 12" deep in concrete. 5/4 x 6 in x 12 ft PT decking boards, 2x8 ledger boards, 2x8 joist + rim joist. 2x12 stringer for stairs + galvanized bolts, washers, joist hangers, and 1/2 D nails. Windows: Replacing all windows with vinyl except the front windows.

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

(Deck) Rear, at back door Replacing windows on left, right and rear of house with vinyl windows

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

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.

Deck: No, we are replacing what appeared to have been an old porch.

windows: No, we will replace windows with a like style window, only in vinyl.

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

Deck: Yes, the deck will give balance to the rear of the home as the roof is there and there is no decking.

Windows: Yes, the current windows are missing parts + most are inoperable and it will have the same look and be functional.

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

Deck: Positive

Windows: Positive, the windows will give the home a fresh, updated look as the windows will replicate what is currently there.

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.

Deck: Yes

Windows: Yes

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.



Customer Name:

Project Name: REICKA WALKER

Address:

Quote Name: REICKA WALKER

Phone:

Quote Number: 3817889

Fax:

Order Date: Quote Not Ordered

Customer Information:

Comments:

PO Number:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
--------------	----------------	---------------------	-----------------------------

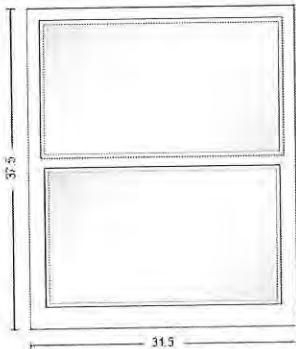
Line Item: 100-1

BATH DOWN

Quantity: 1

RO Size: 32" X 38"

Unit Size: 31.5" X 37.5"



*** PRODUCT ***

Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 37.5H

*** DIMENSIONS ***

31.5W x 37.5H

*** FRAME ***

East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color - Laminate Black, Interior Finish / Extrusion Color White

*** GLASS ***

Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB

*** SCREEN ***

Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes

*** WRAPPING ***

Extension Jambes - None

*** NFRC ***

Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44

*** Performance ***

Series 3540::SingleHung, Calculated Positive DP Rating::50.13,

Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating

Type::DesignPressure, Structural Rating::LC-PG35*, Water

Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23

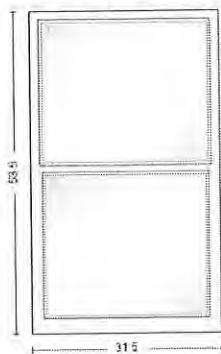
Unit Price: \$284.46

3540 Single Hung - Vent - No Call Width - No Call Height

Extended Price: \$284.46

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 200-1 BED DOWN
 Quantity: 2
 RO Size: 32" X 54"
 Unit Size: 31.5" X 53.5"



*** PRODUCT ***
 Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 53.5H
 *** DIMENSIONS ***
 31.5W x 53.5H
 *** FRAME ***
 East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color - Laminate Black, Interior Finish / Extrusion Color White
 *** GLASS ***
 Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
 *** SCREEN ***
 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
 *** WRAPPING ***
 Extension Jambs - None
 *** NFRC ***
 Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44
 *** Performance ***
 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23

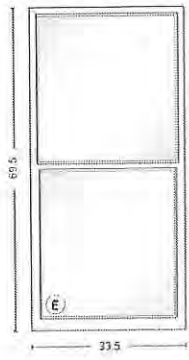
Unit Price: \$314.79

 Extended Price: \$629.58

3540 Single Hung - Vent - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 300-1 SUNROOM
 Quantity: 4
 RO Size: 34" X 70"
 Unit Size: 33.5" X 69.5"



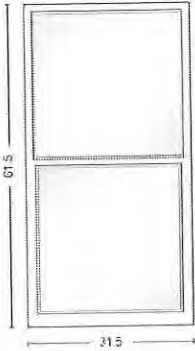
*** PRODUCT ***
 Row 1 3540 Single Hung - Vent - 1 Units - 33.5W x 69.5H
 *** DIMENSIONS ***
 33.5W x 69.5H
 *** FRAME ***
 East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color - Laminate Black, Interior Finish / Extrusion Color White
 *** GLASS ***
 Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
 *** SCREEN ***
 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
 *** WRAPPING ***
 Extension Jambs - None
 *** NFRC ***
 Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44
 *** Performance ***
 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23

Unit Price: \$390.54

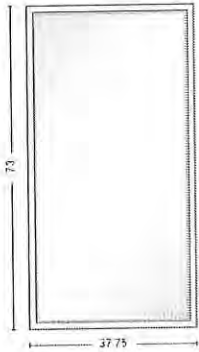
 Extended Price: \$1,562.16

3540 Single Hung - Vent - No Call Width - No Call Height

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 400-1 Quantity: 4 RO Size: 32" X 62" Unit Size: 31.5" X 61.5"	WC-B-L	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 61.5H *** DIMENSIONS *** 31.5W x 61.5H *** FRAME *** East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color - Laminate Black, Interior Finish / Extrusion Color White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jamb - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT:0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23	Unit Price: \$333.76 <hr/> Extended Price: \$1,335.04
<u>3540 Single Hung - Vent - No Call Width - No Call Height</u>			



ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 500-1 Quantity: 5 RO Size: 38.25" X 73.5" Unit Size: 37.75" X 73"	UPSTAIRS	*** PRODUCT *** Row 1 3540 Picture Window - Fixed - 1 Units - 37.75W x 73H *** DIMENSIONS *** 37.75W x 73H *** FRAME *** East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color - Laminate Black, Interior Finish / Extrusion Color White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - 3/16" *** WRAPPING *** Extension Jamb - None *** NFRC *** Series 3540::DirectSet, U-Factor::0.27, SHGC::0.24, VT:0.46 *** Performance *** Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Structural Rating::LC-PG50, Water Rating::7.52, FL ID::18644, STC Rating::30, OITC Data::26	Unit Price: \$485.72 <hr/> Extended Price: \$2,428.60
<u>3540 Picture Window - Fixed - No Call Width - No Call Height</u>			



ITEM & SIZES

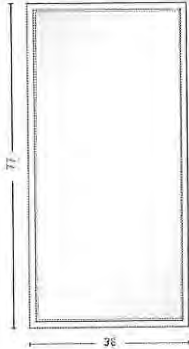
LOCATION / TAG PRODUCT DESCRIPTION

UNIT PRICE / EXTENDED PRICE

Line Item: 600-1
 Quantity: 5
 RO Size: 38.5" X 77.5"
 Unit Size: 38" X 77"

DOWNSTAIRS

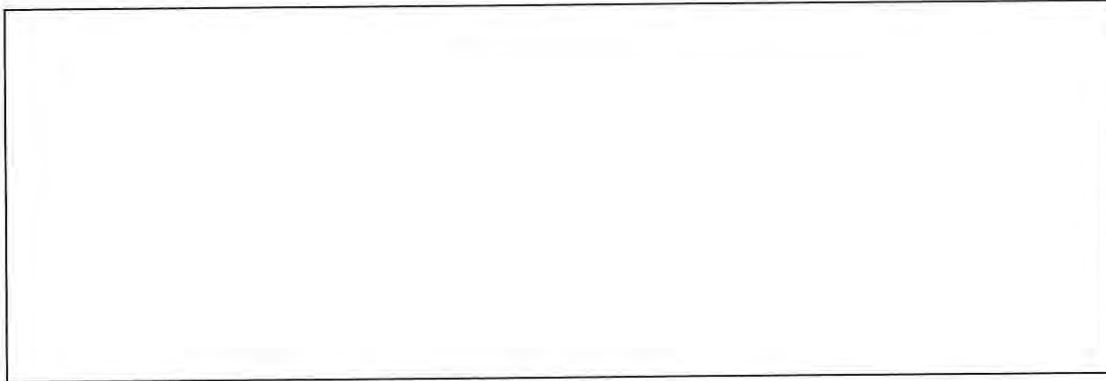
*** PRODUCT ***
 Row 1 3540 Picture Window - Fixed - 1 Units - 38W x 77H
 *** DIMENSIONS ***
 38W x 77H
 *** FRAME ***
 East, Vinyl, Frame Type - Finless, Sill Adapter, Exterior Color -
 Laminate Black, Interior Finish / Extrusion Color White
 *** GLASS ***
 Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas,
 Glass Strength - 3/16"
 *** WRAPPING ***
 Extension Jambs - None
 *** NFRC ***
 Series 3540::DirectSet, U-Factor::0.27, SHGC::0.24, VT::0.46
 *** Performance ***
 Series 3540::DirectSet, Calculated Positive DP Rating::50.13,
 Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating
 Type::DesignPressure, Structural Rating::LC-PG50, Water
 Rating::7.52, FL ID::18644, STC Rating::30, OITC Data::26



Unit Price: \$520.18

Extended Price: \$2,600.90

3540 Picture Window - Fixed - No Call Width - No Call Height



Total Unit Count:	21
Sub Total:	\$8,840.74
Freight:	\$0.00
Labor:	\$0.00
Sales Tax:	\$795.67
Total Order Price:	\$9,636.41

Submitted By: _____
 Signature: _____
 Date: _____

Accepted By: _____
 Signature: _____
 Date: _____

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.

For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling

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 - 513
county census desig- nated place site number

2. HISTORIC NAME(S): Cauthen-Dunlap House

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 240 Marion St.

PARCEL# 6000402004

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 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: 1912c 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 (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) 2 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 1/1 1/1 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 Hipped roof with two story rear hipped extension at left elevation, one story rear hipped extension at right elevation. Single and double windows first level facade; single and paired windows at left elevation. Porch pillars clad with weatherboard siding. Second level of facade has one-light center window. Rear shed porch.

21. ALTERATIONS Wood and glass vestibule structure added at entry.

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 and 1926 maps. 1925 City Directory shows this as home of J. Claude Cauthen, president of Rock Hill Lumber Company (See Site # 790); 1929 and 1936 Directories list Fredrick Dunlap living here. Has also been occupied by members of the Shurley, Friedheim, and Reid families. Reportedly built 1912

28. INFORMANT/BIBLIOGRAPHY Mid-Town Preservation Association

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: 8/12/03
 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 - 513
 county census desig- site number
 nated place

CONTINUATION:



View of
FACADE - EAST ELEV.

Date taken: 8/10/19
Recorded by: DBS, Preservation Consultants, Inc.

Request: Amend Certificate of Appropriateness 1099 to allow for fluted columns
Address: 417 East White Street
Tax Map: 627-04-01-003
Owner/Applicant: Jeff Williamson, Southern Builders of York County

Request

The applicant, Jeff Williamson of Southern Builders of York County, is asking to amend the Certificate of Appropriateness issued by the Board of Historic Review on September 5, 2019, with respect to the replacement columns. The Board approved smooth columns; however, the applicant installed fluted columns instead.



Architecture	
Construction type	Wood frame
Years of construction	c1910
Architecture type	Colonial Revival
Historic name	Allison House

City of Rock Hill designation	
Historic Overlay District name	Reid Street/North Confederate Avenue Area Historic District
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	Reid Street/North Confederate Avenue Historic District
Date of designation	6/10/1992
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

The Reid Street/North Confederate Avenue Area Historic District is significant as the first neighborhood development adjacent to the downtown business district. A number of doctors, businessmen, and textile manufacturing executives constructed their homes within this area known as the East Town Neighborhood.

In September 2019, the applicant requested a Certificate of Appropriateness to replace the existing door and surround with a smaller door, and to replace the existing wood columns with fiberglass columns. The Board approved both of these requests with the condition that the columns have a smooth finish and be painted as soon as possible after installation.

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 to amend the existing Certificate of Appropriateness will affect the exterior appearance by allowing for the installation of fluted columns that are not seen as architecturally compatible with this structure. Despite best efforts, neither the applicant nor staff were able to find photographs of the structure having any columns other than smooth. During the era of significance, fluted columns were used on structures along East Main Street, while many of the structures along East White Street, Reid Street, and North Confederate Avenue have either smooth or turned columns. Additionally, there is no evidence that this particular structure had fluted columns. If the columns are allowed to remain, this would convey a false

sense of architectural history of this structure, which is eligible for listing on the National Register of Historic Places.

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

Staff does not see that allowing the fluted columns to remain would be consistent with the historical, architectural, or other relevant qualities of this property or the surrounding historic district.

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

This request would create a negative impact by allowing an architectural feature to exist that is not consistent with the architectural history of this structure. The best possible outcome in these situations is to use original columns, and in this case, the Board determined that the next best option was to allow replacements that duplicated the appearance and dimensions of the original or supposed original columns.

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

Staff provides the following relevant sections in relation to specific standards:

General Guidelines

A4) Architectural Features

Original architectural features should be preserved and maintained.

- d. If original ornamentation is too deteriorated for repair, replacement should be with profiles, dimensions, and materials to match the original.***

The applicant received approval from the Board to replace the deteriorated wood columns with fiberglass columns that were to match in profile and dimension.

- e. Historic features that have been lost may be replaced, as long as pictorial evidence substantiates this replacement.***

Neither the applicant nor staff were able to find any evidence that the structure had fluted columns.

- f. Architectural features not consistent with the history of the structure should not be added. The addition of such ornamentation would not be accurate and would create an appearance not in accordance with the original design and style.***

While fluted columns were used as architectural features for several structures built during the era of significance for the Reid Street/North Confederate Avenue Area Historic District, the use of this style of column on this structure would be architecturally out of character and would convey a false sense of architectural history. Please note that the applicant states on the application that staff agreed that fluted columns were “time relevant” for this structure; however, while fluted

columns were used as an architectural feature for structures during this time, staff did not agree with the applicant that they would be appropriate for this structure.

Public Input

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

- August 12: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- August 12: Posted public hearing signs on subject property.
- August 13: Advertised the Board of Historic Review public hearing in *The Herald*.

To date, staff has not received any public comments.

Staff Recommendation

Staff does not recommend the Board amend Certificate of Appropriateness 1099 to allow for fluted columns as requested by the applicant.

This recommendation is based on the above analysis, especially these points:

- the Board approved the applicant's original request to replace the existing smooth wood columns with smooth fiberglass columns;
 - many of the properties along East White Street, Reid Street, and North Confederate Avenue have smooth columns; and
 - the installation of fluted columns would convey a false sense of architectural history to this structure.
-

Attachments

- Historic and current site photographs
 - Application and supporting materials
 - Staff report, September 5, 2019
 - Certificate of Appropriateness 1099
 - Historic Resources Inventory Survey card, 1988
-

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



1988 Historic Resources Inventory card





1992





2019





2021

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: _____ 417 E. White St. _____, Rock Hill, SC

Tax parcel number of subject property: 627 04 01003

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

Are you the owner of the subject property? **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) ____ Contractor _____

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 : _____

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 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>
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INFORMATION ABOUT REQUEST

General description of your request

We initially requested smooth round columns on the front porch, but installed fluted. Fluted are period relevant to the home as well. Instead of removing the installed columns we would like the approval to move forward with fluted columns.

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

___Front Porch_____

What is the approximate size of the area being renovated (if applicable)? ___7 columns_____

Standards of review

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.

The home has been greatly improved by the renovations completed to the home. This is an item we made a mistake and installed the not yet approved column type. Other exterior improvements include siding repair, window replacement, front porch rebuild and paint.

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, when speaking with Janice Miller, we agreed that fluted columns were time relevant to the home as well as smooth columns. After speaking with Lindsay Stuber, there are not any known photos of the home from when it was original. The front porch was rebuilt after a fire.

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

_____ Positive, we wish to continue to enhance the area. _____

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, the columns are period relevant and are a vast improvement to the previous front porch.

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.

- . Photos of the area proposed to be changed.

Request: Certificate of Appropriateness to replace front door and columns
Address: 417 East White Street
Tax Map: 627-04-01-003
Owner/Applicant: Patrick Williamson and Jeff Williamson, Southern Builders of York County

Request

The applicant is requesting to replace the existing front door and sidelights with a smaller door, and replace the current porch columns with new fiberglass columns. This request is part of a larger application where staff was able to approve the following: replacement of porch balusters and decking (replaced due to fire in 1992), metal handrails at steps, repair and replace rotted wood siding, replace gutter system, repair and repaint brick foundation, and replace window sashes only with duplicates having true-divided lights and no changes in dimensions based on photographic evidence.



City of Rock Hill designation	
Historic Overlay District name	Main Street/Reid Street/North Confederate Avenue
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	Reid Street/North Confederate Avenue
Date of designation	6/10/1992
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background

The building was damaged by fire in 1992 which required the replacement of the front door and porch elements. At that time, no information was provided as to the exact work performed, only that, "Work is approved for the repair of the burned front porch back to its original condition with the use of the same type of materials as were the original." Staff did locate photocopied photographs from 1994 (attached) that show the condition of the front porch and it does appear the columns may have been replaced with those having a similar profile. The COA application submitted for the replacement of the door in 1996 requested the replacement with a door of different dimensions but of the same time period, although evidence indicates differently.

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?*
These changes relate specifically to the front façade of the property. The proposal is to replace the current front door and sidelights with a smaller door and to replace the existing wood columns with new fiberglass columns.
- *Will the change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district?*
These changes would be consistent with the architectural character of the surrounding neighborhood in that the new door would be the same size as the original door, which was replaced with Board approval in 1996. The proposed columns would match in profile with the current columns, which may have been replaced in approximately 1995.
- *Will the request create a negative or positive impact on the surrounding historic district?*
If approved, these additional repairs to the existing, vacant building would have a positive impact on the surrounding historic district.
- *Does the request comply with the specific standards of the Historic Design Guidelines?*

Staff provides the following in relation to specific standards:

As previously stated, the building was damaged by fire in 1992. Certificates of Appropriateness and building permits were issued for repairs but no details provided as to the exact work performed. Photocopies of photographs from 1994 show the condition of the front porch at that time, and it appears that the columns may have been replaced with those having a similar profile as those shown on the 1988 Historic Resources Inventory. One indicator that the columns are not original can be seen at the base of the half-columns attached to the wall where the base overhangs the porch floor. Staff has not been able to locate the original 1994 photographs, or any additional permits or photographs of the building prior to or between 1988 and 1994 which could provide additional information.

Upon close examination of the columns in place, they are not solid wood (hollow core) and there is evidence of some rot at the base of the columns to either side of the steps and on the left side facing the porch. The half-columns attached to the wall and the full columns on the right side of the porch are in good condition.



1988 Historic Resources Inventory image



Current columns



Immediate left of front steps



Immediate right of front steps



Left front corner



Left rear corner

Public Input

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

- August 16: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- August 16: Posted public hearing signs on subject property.
- August 17: Advertised the Board of Historic Review public hearing in *The Herald*.

Staff received one letter from Mr. Howard Snipes, who owns property located within the notification area, supporting the request.

Staff Recommendation

Staff recommends approval of the request to replace the existing columns with fiberglass ones in the same profile and size as close to the 1988 profile as possible, and replace the existing door and remove the existing sidelights with the following conditions:

- the new columns be painted after installation;
- the new door opening measures 42 inches;
- the window in the door be a single light and, to alleviate security concerns, be approximately 30% of the upper part of the door rather than 50% as seen on adjacent properties;
- the panel details of the door be horizontal rather than vertical; and
- the door be constructed of solid wood.

This recommendation is based on the above analysis, especially these points:

- The columns may have been replaced in 1995 under a COA issued by staff to repair the front porch with like materials, which could have included wood columns.
 - The applicant is proposing to replace the current hollow wood columns with fiberglass, matching as can be best determined from the 1988 Historic Resources Inventory photograph in both profile and size.
 - The current door was replaced in 1996 and sidelights were added increasing the size of the opening. The door prior is noted in the 1988 Historic Resources Inventory to have been a modern entry door.
 - The residential structures along this block face have door entrances of approximately 42 inches and no sidelights, so this change would be architecturally in keeping with the surrounding area.
-



ROCK HILL

SOUTH CAROLINA

ROCK HILL BOARD OF HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

COA Number: 1099
Plan Tracking Number: 20190044-3
Date Issued: September 5, 2019

The Rock Hill Board of Historic Review hereby certifies that the application of

Southern Builders of York County
at the following address

417 East White Street
Rock Hill, SC

and dated

September 5, 2019

is on file and that, in accordance with Chapter 2: Administration, 2.7.10 Certificates of Appropriateness, of the City of Rock Hill Zoning Ordinance, the Board has taken the following action:

	Reviewed - requires no further action by the board
	Approved - work approved as presented
X	Approved - work approved when modified as described below
	Not approved

This Certificate of Appropriateness is not a building permit or certificate of zoning clearance. This does not relieve the responsibility of filing for and obtaining a building permit or zoning clearance where required and following all other applicable codes, ordinances and variances of the City of Rock Hill.

Determination: Board approved the replacement of existing front porch columns with new fiberglass columns having the same profile as the existing and columns are to be painted immediately following installation; and replacement of the front door with the following conditions: Door measure between 42 & 48" in width, be constructed of solid wood, have horizontal panels rather than vertical, and the top third be composed of a solid glass window panel.

Signature of Historic Administrator:

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 / 424 569
county census design- rated place site number

2. HISTORIC NAME(S): Allison House

3. OTHER NAME: _____

4. ADDRESS/LOCATION: 417 East White St.

PARCEL# 6270401003

CITY: Rock Hill VICINITY OF: _____ COUNTY: York

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

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

8. CURRENT USE(S): 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 / /

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: 1910c

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 weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU)
 material 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 r--- 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), 2 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 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 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 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 Historic entry surround. Round tracery window in front gable end. Right elevation has one-story rear hipped projection with double 2/2 windows; left elevation has two-story hipped projection with tripartite window at first level; rear gable projection with interior end chimney.

21. ALTERATIONS Modern entry door, modern blinds at windows. Metal cap on chimney. Rear addition at right elevation, with grouped 4-light windows.

HISTORICAL INFORMATION

22. THEME(S): _____
23. PERIOD(S): _____
24. IMPORTANT PERSON(S): _____
25. ARCHITECT(S): _____ SOURCE: _____
26. BUILDER(S): _____ SOURCE: _____
27. HISTORICAL DATA: Does not appear on 1910 Sanborn map; shown on 1926 map. 1925 City Directory lists Mrs. R. R. Allison as resident; 1936 Directory shows homeowner as Nellie Allison, a cashier with Friedheim's. Built ~~for~~ for Mrs. Erwin Moore -

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, 11, 10
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 - 569
 county census desig- site number
 nated place

CONTINUATION:



View of
FACADE (S.W.) & LEFT ELEV.

Date taken: 8/10/09
Recorded by: DBS, Preservation Consultants, Inc.



417 E White St
8/22/94



417 E White St.
8/22/94

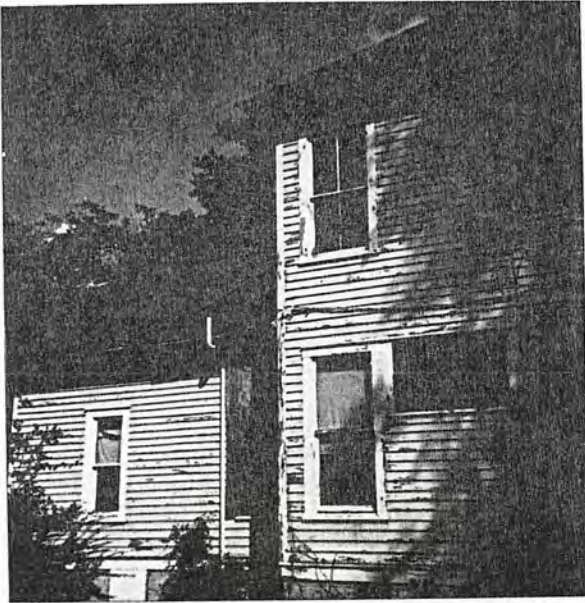


417 E. White St.
8/22/94

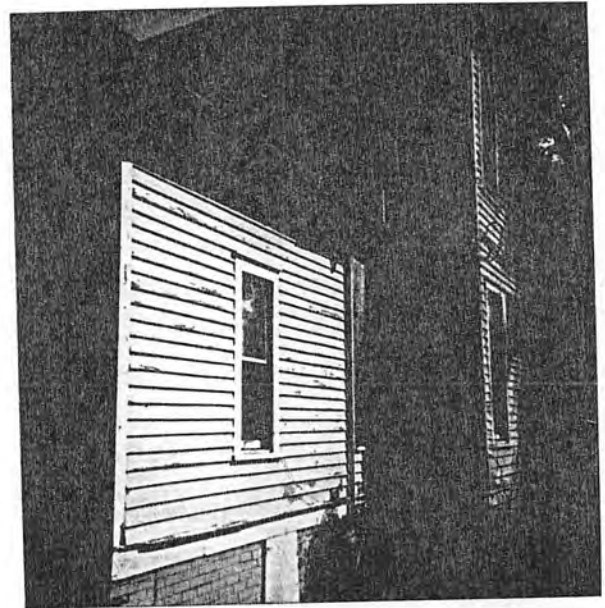


417 E White St
8/22/94

417 East White Street
8/22/94



417 E White St
8/22/94



417 E White
8/22/94



417 E White St
8/22/94



417 E. White St.
8/22/94

417 East White Street
8/22/94



1189	Ronnie Williams	423 East White Street	Replace asphalt shingles with asphalt shingles	Like materials
1188	James & Lindsay Jones	1858 Ebenezer Road	Detached garage	Accessory structure on rear of façade not visible from street
1187	Candace Thompson	124 Reid Street	Repair masonry	Repair using like materials
1186	Candace Thompson	124 Reid Street	Repair windows	Repair using like materials
1185	City of Rock Hill	121 East Main Street	Rear façade renovations - no work done to structure	Rear of building, will not impact structure
1184	Maurice Walker	240 Marion Street	Deck on rear façade	Accessory structure on rear of façade not visible from street
1183	Thomas Hutchison	222 Marion Street	Replace rotted wood fascia boards with new wood fascia boards, paint & caulk	Like materials
1182	Thomas Hutchison	219 Marion Street	Replace rotted wood fascia boards with new wood fascia boards, paint & caulk	Like materials
1180	N.A.M.I.	415 Oakland Avenue	Wall sign	Non-historic structure