



MEMORANDUM

TO: Rock Hill Board of Historic Review
FROM: Bryman Suttle, Planner
RE: Regular Public Hearing, March 3, 2022
DATE: February 25, 2022

The next regularly scheduled public hearing of the Rock Hill Board of Historic Review will be held on **Thursday, March 3, 2022**, at 6PM. Attached you will find the staff report for the items being discussed.

Please let me know as soon as possible whether or not you will be able to attend.

If you have any questions, do not hesitate to contact me.

Regards,

Bryman Suttle
Historic Preservation Administrator
Office: 803-329-5674
Cell: 803-650-3982
Bryman.Suttle@cityofrockhill.com



Rock Hill Board of Historic Review

Regular Public Hearing
March 3, 2022
6:00 p.m.

A G E N D A

- I. **Pledge of Allegiance**
- II. **Call to Order**
- III. **Introductions**
 - New Historic Preservation Administrator: Bryman Suttle, *Planner*
- IV. **Approval of Summary Minutes: September 2, 2021, Regular Meeting**
- V. **Approval of Summary Minutes: October 14, 2021, Regular Meeting**

Public Hearings

- VI. **H-2022-01:** Hold Public Hearing & consider Certificate of Appropriateness request by Drew Jackson with Sign Innovations on behalf of Burkett Financial Services, LLC to install signage on front façade at 128 East Main Street (Tax Parcel 627-18-04-016), located in the Rock Hill Downtown Area Historic District

New Business

- VII. **2022 National Park & Recreation Historic Preservation Grant Application**
 - Consider Resolution of Support for Grant Application
- VIII. **Other Business**
 - Administrative Approvals: Certificates of Appropriateness
 - Continuing Education Opportunities
 - Potential Topics for Annual Spring Newsletter
- IX. **Adjourn**

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

September 2, 2021

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, September 2, 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, Michael James, William Drennan, and Amy Applegate

MEMBERS ABSENT None

STAFF PRESENT Janice Miller, Shana Marshburn, and Eric Hawkins

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

Ms. Jana Jeanette made a motion to approve the minutes from the April 1 public hearing. Mrs. Ashley Barron seconded, and the motion carried unanimously by a vote of 7-0.

4. Approval of minutes from the July 1, 2021 regular meeting.

Mr. William Drennan made a motion to approve the minutes from the July 1 public hearing. Ms. Jeanette seconded, and the motion carried unanimously by a vote of 7-0.

5. Recognize Addie Mayfield Rutledge for 20 years of service.

Staff member Janice Miller, along with the members of the Board, recognized Addie Mayfield Rutledge for her 20 years of service on the Board and presented her with a plaque.

6. Introduce new Board member, Amy Applegate.

Mrs. Miller introduced Mrs. Amy Applegate as the Board's newest member, noting that she was replacing Addie Mayfield Rutledge who had recently retired from serving on the Board.

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.

Staff member Janice Miller presented the staff report. The Board, having no questions for staff, called the applicant to speak.

Elizabeth Colquhoun, 353 Oakland Avenue, approached the Board. Ms. Colquhoun provided the board with a sample of the material to be used for the porch, noting that it would be the same profile and be tongue and groove. She also provided a physical example of a wood grain PVC material and explained that the prior material had suffered from rot. She went on to explain how the gutter system played a major role in the excessive rot. The Board had no further questions for Ms. Colquhoun.

Michael James asked whether vinyl siding was already present. Janice Miller noted that the home had been included on the National Register of Historic Places even though vinyl siding had been installed. Mrs. Barron added that usually the smooth side is used and noted that this would be a condition.

There being no further discussion, Chair Jerauld made a motion to approve the request. Mr. Drennan seconded. Mrs. Miller interjected asking the Board whether they would like to add the condition that the smooth side be

used. Mr. James added that retaining the ionic capitals on the columns should also be added. Chair Jerauld revised the motion to include the conditions. Mr. Drennan seconded, and the motion carried unanimously by a vote of 7-0.

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.**

Staff member Janice Miller presented the staff report.

Mr. James asked whether the church was planning on adding landscaping. Mrs. Miller stated that they were. The Board had no questions for the applicant. There being no further discussion, Chair Jerauld called for a motion. Vice Chair Goode made a motion to approve the request. Ashley Barron seconded, and the motion carried unanimously by a vote of 7-0.

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.**

Staff member Janice Miller presented the staff report. With no questions of staff, the Board called the applicant to speak. Maurice Walker, of 1432 Flintwood Drive and Myron Walker of 240 Marion Street approached the Board.

Chair Jerauld asked whether there was any update on what else was taking place regarding the renovation. Mr. Walker stated that drywall was currently going up and should be finished within the next 5 to 6 days. He added that all electrical and HVAC was being replaced.

Ms. Jeanette questioned whether the windows would be wood or vinyl. Mr. Walker responded stating that they were proposing to use vinyl. Ms. Jeanette asked Mr. Walker whether he would be opposed to using wood instead of vinyl. Mr. Walker stated that the vinyl would last much longer and would require less upkeep than wood. He added that he would like to use vinyl on the rear of the home. Chair Jerauld inquired about the steps that were deteriorating. Mrs. Applegate stated that she was okay with the side windows and asked how the gutters would look and if they would be standard 5-inch gutters. Mr. Drennan followed up on the discussion surrounding the gutters, asking if they would be present at both rooflines. Michael James asked Mrs. Miller whether the historic guidelines require the gutters be the same color as the house. Ms. Jeanette added that she had seen the house and recognized that it did need gutters. She added that she could consider allowing the vinyl windows on the rear of the home instead of the sides. Mrs. Applegate asked Mr. Walker whether he'd be comfortable if the board only allows vinyl windows on the rear and requires wood windows on the sides. She added that she knew that the home has structural issues. Mrs. Barron commented that the house has deteriorated from neglect and that she appreciates the applicant taking on this project.

With no further discussion, Chair Jerauld called for a motion. Mr. James made a motion to approve the request subject to the condition that the wood windows on the front and secondary façades be preserved. Ms. Jeanette asked Mr. James whether his motion excluded the requirement for wood windows on the rear of the house. She went on to clarify that she was okay with using wood on the front and sides and vinyl on the rear, which includes the smaller windows. Mr. James clarified that his motion was to only require wood on the front and sides and to allow vinyl on the rear. Chair Jerauld seconded the motion, and it carried unanimously 7-0.

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.

Staff member Janice Miller presented the staff report.

Michael James asked the reasoning for this issue coming before the Board. Mrs. Miller stated that staff drove by the property and noticed that the incorrect columns had been installed. She added that in this case, the applicant had the choice of complying or coming before the Board and asking for an amendment to the Certificate of Appropriateness. The Board having no further questions for staff, the Board invited the applicant to speak.

Patrick Williamson, 150 Oakland Ave., Suite 201, approached the Board. Ms. Jeanette inquired as to why the fluted columns were installed instead of the style that was approved. Mr. Williamson stated that he had purchased the home two years ago and that it had previously been used as a spa and was in bad shape. He added that he had been renovating hoping to be done by Christmas, but that they did make a mistake and thought that they had originally requested fluted columns instead of smooth columns. He went on to reference that there were other homes with fluted columns in the area. Furthermore, the house had experienced a fire and so the columns that were on the home were not the original columns.

The Board had no further questions for the applicant and went into discussion. Ms. Jeanette stated that the fluted columns looked out of place. Mr. Drennan asked whether the Board had looked at the historical context when the request initially came before the Board. Mrs. Miller replied that the Board did. Mrs. Barron stated that she was concerned that the columns did not match what was there before and that approving the modification would be a slippery slope. Mr. Drennan agreed that allowing the modification would not set a good precedent. Mrs. Barron added that in the past, in these situations, the Board had required the applicant to remove unapproved materials.

Mr. Williamson approached the Board stating that he tried to find pictures of the home and that the earliest that he could find was from 1988. Ms. Jeanette stated that even though there were no pictures, the general rule is to replicate what is existing and that the fluted columns were too far from that to allow. Mrs. Barron added that there is a photo of a half of a column, which was smooth, and could have been indicative of the other columns being smooth. Ms. Jeanette questioned Mrs. Miller of what the alternative would be if the Board were to vote against it. Mrs. Miller replied stating how the item should be voted on, stating that a motion could be made and the Board vote in either favor or opposition of that motion. With that said, Chair Jerauld made a motion to approve. Michael James seconded and the motion failed by a vote of 0-7 with all members voting in opposition.

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 if the Downtown (Old Town) Area Historic District, tax parcel 627-18-03-007.

Chair Jerauld noted that this item has been deferred and no action was taken.

12. Other Business

a. Staff approved COAs.

Mrs. Miller presented the list of COA's that have been approved by staff since the last Board meeting.

b. Vote to move October hearing from October 7th to October 14th.

Chair Jerauld made a motion to approve the request. Mrs. Barron seconded, and motion carried unanimously by a vote of 7-0.

c. Boards and Commission dinner

Mrs. Miller provided information about the upcoming Boards and Commissions dinner and encouraged all

members to attend.

d. Staff updates.

Mrs. Miller announced that Eric Hawkins has been promoted from Planner III to Planning Manager and Shana Marshburn has been promoted from Planner I to Planner II.

c. Continuing education opportunities.

Mrs. Miller presented information about upcoming continuing education opportunities.

13. Adjourn

There being no further business, Chair Jerauld made a motion to adjourn. Mrs. Barron seconded, and the motion carried unanimously by a vote of 7-0. The meeting adjourned at 7:00 PM.

DRAFT

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

October 14, 2021

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, October 14, 2021, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Ashley Barron, Martin Goode, Phil Jerauld, Michael James, Amy Applegate, and William Drennan

MEMBERS ABSENT Jana Jeanette

STAFF PRESENT Janice Miller, Eric Hawkins, Shana Marshburn

3. Request from staff to defer approval of minutes from the September 2, 2021 regular meeting.

Staff member Janice Miller noted that the minutes from the September 2nd meeting had not been completed and asked that the Board defer approval of the minutes until the next meeting. Chair Jerauld called for a motion to defer approval of the minutes from the September 2, 2021 regular meeting. Martin Goode made a motion to approve the deferral of the minutes and William Drennan seconded. The motion carried unanimously by a vote of 6-0 (Jeanette absent).

4. H-2021-09: Hold public hearing and consider a Certificate of Appropriateness request by Comporium Communications to repaint a portion of the front façade and install signage on the building located at 117 Elk Avenue, which is part of the Downtown (Old Town) Area Historic District, tax parcel 627-18-03-007.

Staff member Janice Miller presented the staff report. With there being no questions from the Board and no input from the audience, the applicant came forward. Shaun Barnes of Comporium, P.O. Box 470, approached the Board. Mr. Barnes expressed appreciation for the Board's consideration and stated that Comporium's hope was that freshening up the façade and completing maintenance on the building would help draw people into the facility.

Mr. Goode asked about the museum's normal business hours. Mr. Barnes replied that while they had been closed down during the pandemic, they were normally open from 10:00 a.m. to 2:00 p.m. There were no further questions from the Board and no comments from the public. Chair Jerauld called for a motion and Mr. Goode made a motion to approve the request. Mrs. Barron seconded and the motion carried unanimously by a vote of 6-0 (Jeanette absent).

5. Other Business

a. Certificates of Appropriateness issued by Staff.

Mrs. Miller presented the list of COA's approved by staff since the last Board meeting. Chair Jerauld added that the Board had received a letter from Mayor Gettys recommending that 522 E. Main Street be placed in the National Register of Historic Places.

b. Adopt 2022 Meeting Calendar.

Mrs. Miller noted that the only change this year was due to Christmasville which changed the December meeting to the 2nd Thursday of the month. Chair Jerauld called for a motion and Mr. Drennan made a motion for approval. Mrs. Applegate seconded and the motion carried unanimously by a vote of 6-0 (Jeanette absent).

c. 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 and Mrs. Barron seconded. The motion carried unanimously by a vote of 6-0 (Jeanette absent). The meeting adjourned at 6:15 PM.

DRAFT



Request: Install separate signage for two (2) business occupants on front building facade
Address: 128 E Main Street, Suites 101 & 201
Tax Map: 627-18-04-016
Applicant: Drew Jackson, Sign Innovations

Request

The applicant is requesting a Certificate of Appropriateness to install two (2) separate non-lit aluminum fabricated blade signs to historic building façade. One sign is proposed for each business occupant and both businesses are co-owned by Kevin Smiley with Burkett Financial Services, LLC.

City of Rock Hill designation	
Historic Overlay District name	Downtown 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	Rock Hill Downtown – expansion of district
Date of designation	Expansion has not been designated
National Register status	<input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Eligible <input type="checkbox"/> Non-contributing

Background & Property Description

This is a brick 2 story building that was built as a commercial storefront style fronting on Rock Hill’s Main Street in the heart of Old Town.

Proposed Project

The applicant is proposing to install two (2) separate non-lit aluminum blade signs to the historic building facade using four (4) 3/8 inch concrete wedge anchors for each sign.

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?*

There will be only slight changes to the exterior by adding the blade signs, but the signs will give the businesses a professional presence in the community.

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

The proposed signage is consistent with the historical architecture and was chosen to emulate how good the signs on neighboring buildings.

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

The impact to the surrounding historic district is expected to be positive due to the scale and design consistency with those of the surrounding buildings and the professional branding to the storefront.

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

The aluminum fabricated blade signs are acceptable in the Historic Design Guidelines.

(Applicable sections of Historic Design Guidelines)

A9) Signs

Section a. does not apply

b. The number of new signs should be kept to a minimum.

The applicant is proposing to install two (2) signs, one (1) for each of the business tenants. A single sign identifying both businesses is possible, but size and scale limits the effectiveness of the signage and makes delineating between the two different, but related financial oriented businesses more challenging.

c. New signs should not be the primary focus of a building and should not overpower historic designs and elements.

The proposed signage would not overpower the historic design and elements of the structure as the wall signs are limited to 6 square feet each for a building width of 20 feet and height at 2 stories.

d. New signs should not conceal original architectural details or decorative designs.

The proposed signs would not conceal original architecture or decorative designs.

e. Signs should be placed at traditional sign locations. Wall signs should not exceed the height of the building cornice or the roof parapet. Wall signs may be applied directly to the face of the building and should be placed at traditional locations such as above transoms, on cornice fascia boards, or below cornices.

The proposed signs will be placed at traditional sign locations and would not exceed the height of the building.

f. New signs should be selected that are legible, clear, and pedestrian-oriented. Symbols and logos provide for ready identification of a business and are encouraged.

The proposed signs are pedestrian oriented in size and scale and professional branding standards are applied.

g. Traditional sign materials should be used for new signs.

The proposed signs utilize finished aluminum resembling traditional materials and finished metal brackets.

Section h. does not apply

i. New signs should be in keeping with size of other signs in the area. Letters should not exceed 18 inches in height. No more than 60% of a sign's total area should be occupied by lettering.

The proposed signs are designed to be within the parameters of the historic requirements and letters will not exceed 18 inches in height or occupy more than 60% of the signs' total area.

j. The color of signs should not be restricted in most cases; however, sign colors should complement overall building colors and no more than two or three colors should be used per sign.

The proposed signs complement the neutral coloration of the building's historic character.

Section k. does not apply.

l. Signs should be mounted to minimize damage to historic materials. Mounting bolts on masonry building should be applied within mortar joints rather than the face of the masonry.

The proposed signs will be mounted in the mortar joints to minimize damage to the historic materials.

Public Input

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

- February 11: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- February 11: Posted public hearing signs on subject property.
- February 11: 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 subject to the following conditions:

- the overall signage request be reviewed and approved by zoning staff prior to installation;
- if at any time there is a change to the signage, the design of these be reviewed and approved by zoning staff prior to installation; and
- the installation of the signage at mortar joints rather than in the brick face itself due to the possibility of water infiltration creating damage to the historic brick. If mortar stability is a concern, the mortar joints should be evaluated by a brick mason and reinforced, if necessary, to accommodate the installation.

Attachments

- COA application and supporting materials
 - Historic Inventory card (1988 & 2004)
-

Staff Contact: Bryman Suttle, *Planner*
Historic Preservation Administrator
Bryman.suttle@cityofrockhill.com
803.329.5674

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: 128 E. MAIN ST Suite 101, Rock Hill, SC

Tax parcel number of subject property: 6 2 7 - 1 8 - 0 4 - 0 1 6

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: N/A

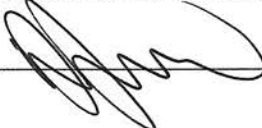
APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
DREW JACKSON Sign Innovations	15050 CHOATE Circle Suite I Charlotte, NC 28273	o: 704-375-2338 c: 803-517-4548	drew@signinnovations.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) SIGN 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: 1-19-22

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

Name of property owner: Pro Rentals, LLC

If property owner is an organization/corporation, name of person authorized to represent its property interests:
P. Kevin Smiley

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

Signature: Phillip Kevin Smiley Date: 01/12/2022

Preferred phone number: 803-980-3232 Email address: kevins@burkettfs.com

Mailing address: 128 E. Main Street, Ste., 101 Rock Hill, SC 29730

INFORMATION ABOUT REQUEST

General description of your request

INSTALLING A NON-LIT ALUMINUM FABRICATED
BLADE SIGN WITH VINYL GRAPHICS. SIGN TO
BE INSTALLED ON BUILDING WITH (4)
3/8" CONCRETE WEDGE ANCHORS.

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

STOREFRONT

What is the approximate size of the area being renovated (if applicable)? 6" x 30"

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.

YES, It will give the business a professional sign
so that folks in the community can
see what business operates out of 128
EAST MAIN ST.

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, THE CUSTOMER CHOOSE THIS TYPE OF SIGN
BECAUSE OF HOW GOOD THE NEIGHBORING
BUSINESSES SIGNS LOOK.

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

Positive - THE SIGN WILL PROVIDE THE STOREFRONT
with a Professional I.D.

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, Aluminum Fabricated BLADE SIGNS ARE
Acceptable with the Historic Design Guidelines.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Board of Historic Review may request other exhibits as well.

- Drawing of proposed modifications, if available.
- 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.

Concept Drawings & Layout
ARE PROVIDED WITH SIGN
PERMIT APPLICATION.

SIGN PERMIT APPLICATION

LOCATION

Construction address: 128 E. MAIN ST Suite 101

Is property within Historic Overlay District? Yes No

Is property within Road Corridor Protection Overlay District? Yes No

PROJECT CONTACTS

Property Owner

Name: PRO Rentals, LLC

Mailing Address: 3101 Sunset BLVD. West Columbia, SC 29169

Phone: 803-794-3712 Email: KevinS@burkettfs.com

Business Owner

Is the business owner the applicant? ~~Yes~~ No

Name: KEVIN Smiley Business Name: Burkett Financial Services, LLC

Mailing Address: 128 E. MAIN ST. Suite 101 Rock Hill, SC 29730

Phone: 803-980-3232 Email: KevinS@burkettfs.com

Sign Contractor

Is the sign contractor the applicant? Yes No

Name: DREW JACKSON Business Name: Sign Innovations

City Business License #: 19137315 (Sign contractors must have a City of Rock Hill [Business License](#).)

Mailing Address: 15050 Choate Circle Suite I Charlotte, NC 28273

Phone: 704-375-2338 Email: drew@signinnovations.com

Total Valuation of Sign(s): \$ 1,225.00

Electrical Contractor

Name: _____ Business Name: _____

City Business License #: _____ (Electrical contractors must have a City of Rock Hill [Business License](#).)

SC State License #: _____ (Electrical contractors must be [licensed in South Carolina](#). Out-of-state licenses do not reciprocate.)

Mailing Address: _____

Phone: _____ Email: _____

Contract Cost \$ _____

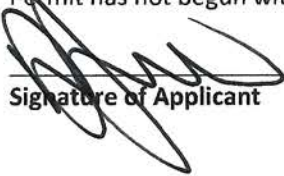
SIGN INFORMATION

Brief Description of Work: NON-LIT ALUMINUM BLADE SIGN

Wall/projecting signs					
<i>Attach additional sheet if needed.</i>	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
Sign Area (square feet)	6 sf				
Width of wall where sign will be located (for multi-tenant buildings, list width of tenant space where sign will be located)	20 ft				
No. of stories of building	2				

Freestanding signs					
<i>Attach additional sheet if needed.</i>	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
Sign Area (square feet)	N/A				
Sign Height (feet)	N/A				

The undersigned hereby makes application for a permit for the installation of the sign(s) described herein and agrees to conform to all applicable laws of the City of Rock Hill and the State of South Carolina regulating the same. This is an application for a permit and does not constitute authorization for the work described. The permit for this work will be based upon the approval of this application by the Zoning Administrator and the Building Official. If the work described in any Sign Permit has not begun within six (6) months from the date of issuance, the Sign Permit shall expire and be void.


Signature of Applicant

DREW JACKSON - SALES
Printed Name and Title of Applicant

1/19/22
Date

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: 128 E. MAIN ST Suite 201, Rock Hill, SC

Tax parcel number of subject property: 6 2 7 - 1 8 - 0 4 - 0 1 6

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: N/A

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
DREW JACKSON Sign Innovations	15050 CHOATE Circle Suite I Charlotte, NC 28273	O: 704-375-2338 C: 803-517-4548	drew@signinnovations.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) SIGN 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: 1-19-22

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

Name of property owner: <u>Pro Rentals, LLC</u>	
If property owner is an organization/corporation, name of person authorized to represent its property interests: <u>P. Kevin Smiley</u>	
I certify that the person listed above has my permission to represent this property in this application.	
Signature: <u>Phillip Kevin Smiley</u>	Date: <u>01/12/2022</u>
Preferred phone number: <u>803-980-3232</u>	Email address: <u>kevins@burkettfs.com</u>
Mailing address: <u>128 E. Main Street, Ste., 101 Rock Hill, SC 29730</u>	

INFORMATION ABOUT REQUEST

General description of your request

INSTALLING A NON-LIT ALUMINUM FABRICATED
BLADE SIGN WITH VINYL GRAPHICS. SIGN TO
BE INSTALLED ON BUILDING WITH (4)
3/8" CONCRETE WEDGE ANCHORS.

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

STOREFRONT

What is the approximate size of the area being renovated (if applicable)? 6" x 30"

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.

YES, It will give the business a professional sign
so that folks in the community can
see what business operates out of 128
EAST MAIN ST.

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, THE CUSTOMER CHOOSE THIS TYPE OF SIGN
BECAUSE OF HOW GOOD THE NEIGHBORING
BUSINESSES SIGNS LOOK.

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

Positive - THE SIGN WILL PROVIDE THE STOREFRONT WITH A PROFESSIONAL I.D.

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, ALUMINUM FABRICATED BLADE SIGNS ARE ACCEPTABLE WITH THE HISTORIC DESIGN GUIDELINES.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Board of Historic Review may request other exhibits as well.

- Drawing of proposed modifications, if available.
- 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.

CONCEPT DRAWINGS & LAYOUT ARE PROVIDED WITH SIGN PERMIT APPLICATION.

SIGN PERMIT APPLICATION

LOCATION

Construction address: 128 E. MAIN ST Suite 201

Is property within Historic Overlay District? Yes No

Is property within Road Corridor Protection Overlay District? Yes No

PROJECT CONTACTS

Property Owner

Name: ProRentals, LLC

Mailing Address: 3101 Sunset Blvd West Columbia, SC 29169

Phone: 803-794-3712 Email: KevinS@burkettfs.com

Business Owner

Is the business owner the applicant? ~~Yes~~ No

Name: Ronald Burkett Business Name: Burkett Burkett & Burkett

Mailing Address: 128 E. MAIN ST. Suite 201 Rock Hill, SC 29730

Phone: 803-461-8729 Email: ronnyb@burkettcpas.com

Sign Contractor

Is the sign contractor the applicant? Yes No

Name: DREW JACKSON Business Name: Sign Innovations

City Business License #: 19137315 (Sign contractors must have a City of Rock Hill [Business License](#).)

Mailing Address: 15050 Choate Circle Suite I Charlotte, NC 28273

Phone: 704-375-2338 Email: drew@signinnovations.com

Total Valuation of Sign(s): \$ 1,225.00

Electrical Contractor

Name: _____ Business Name: _____

City Business License #: _____ (Electrical contractors must have a City of Rock Hill [Business License](#).)

SC State License #: _____ (Electrical contractors must be [licensed in South Carolina](#). Out-of-state licenses do not reciprocate.)

Mailing Address: _____

Phone: _____ Email: _____

Contract Cost \$ _____

SIGN INFORMATION

Brief Description of Work: NON-LIT ALUMINUM BLADE SIGN

Wall/projecting signs					
<i>Attach additional sheet if needed.</i>	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
Sign Area (square feet)	6 sf	sf	sf	sf	sf
Width of wall where sign will be located (for multi-tenant buildings, list width of tenant space where sign will be located)	20 ft	ft	ft	ft	ft
No. of stories of building	2				

Freestanding signs					
<i>Attach additional sheet if needed.</i>	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
Sign Area (square feet)	sf	N/A sf	sf	sf	sf
Sign Height (feet)	ft	N/A ft	ft	ft	ft

The undersigned hereby makes application for a permit for the installation of the sign(s) described herein and agrees to conform to all applicable laws of the City of Rock Hill and the State of South Carolina regulating the same. This is an application for a permit and does not constitute authorization for the work described. The permit for this work will be based upon the approval of this application by the Zoning Administrator and the Building Official. If the work described in any Sign Permit has not begun within six (6) months from the date of issuance, the Sign Permit shall expire and be void.


Signature of Applicant

DREW JACKSON - SALES
Printed Name and Title of Applicant

11/19/22
Date



135

135

135

old town





SVN
SOUTHERN COMMERCIAL
REAL ESTATE, LLC



COLLISION
COWORK



SODOMA LAW
York



skidmore
& Associates
Private Investigation
Services - Domestic,
Criminal & Corporate





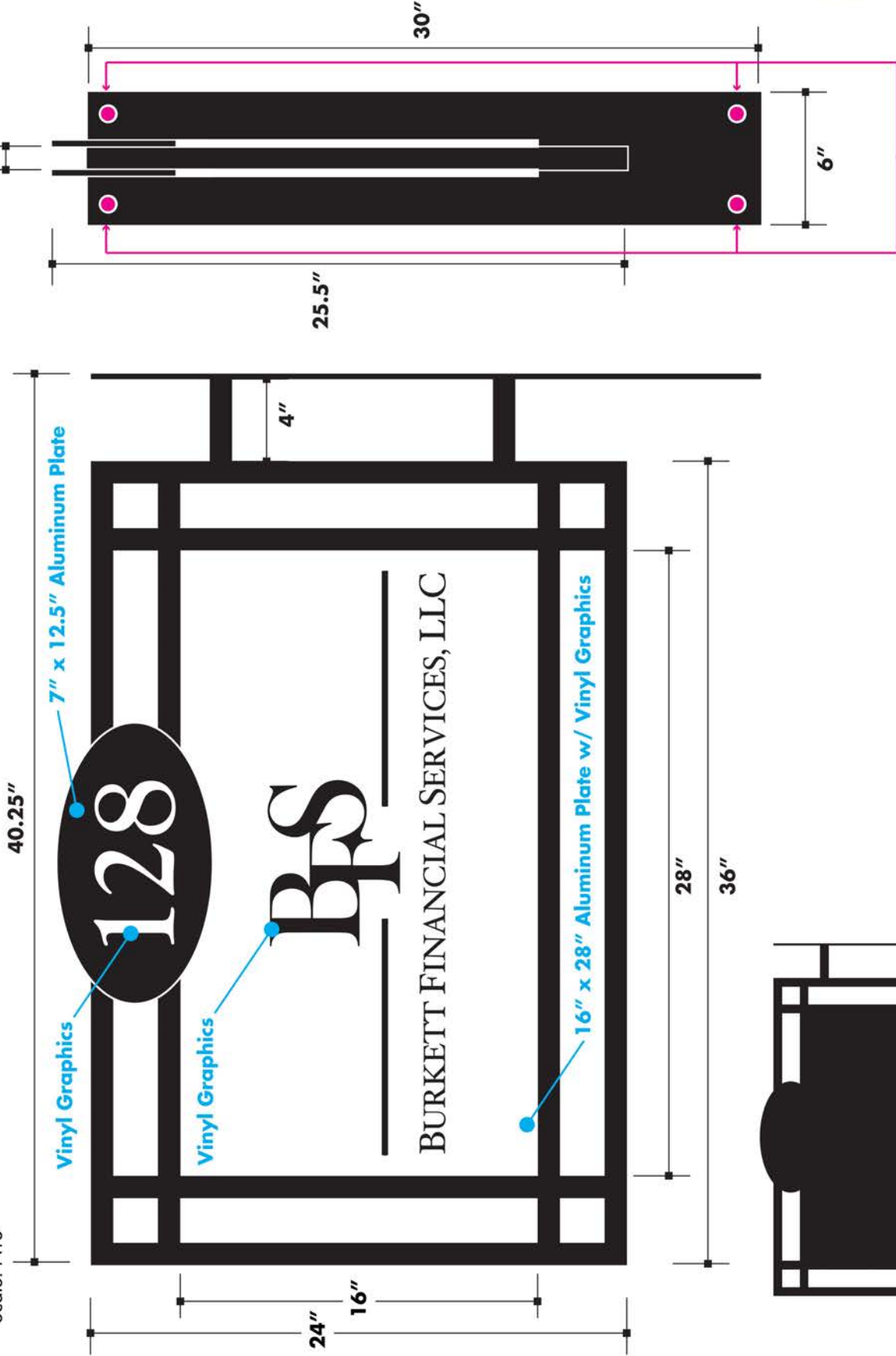


34734

128 E. Main St.
Rock Hill, SC Suite 101

Qty: 1
Aluminum Fabricated Blade Sign w/ Arm Bracket , Painted Black

Scale: NTS



3/8" Concrete Wedge Anchor, 5" Long Red Head

SIGN INNOVATIONS
SIGNS • SCREEN PRINTING • EMBROIDERY

15050 Choate Circle Ste. 1 • Charlotte, NC 28273
704-375-2338 • www.signinnovations.com

DATE: 8/19/2021

REVISION DATE:

JOB LOCATION: Rock Hill, SC

CONTACT: Kevin

DRAWING: Burkett Financial Service

DESIGNER: Drew Jackson

UL Underwriters Laboratories Inc. LISTED

ELECTRIC SIGN COMPLIES TO UL 19

ARTICLE 600

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

This sign is constructed to be suitable for the following environmental condition:

Wet	Damp	Dry
-----	------	-----

THE CONTENTS OF THIS DRAWING AND ALL ELEMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.

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ALL ELECTRICAL WORK IS 120 VOLTS UNLESS OTHERWISE INDICATED

APPROVED BY & DATE:

PLEASE NOTE

This Drawing must be returned signed & approved. Any delay will result in assumed responsibility for errors of any kind. Please inspect this drawing carefully to ensure that the work is accurate and correctly positioned.

STOP

34734

Qty: 1

Aluminum Fabricated Blade Sign w/ Arm Bracket , Painted Black

Scale: NTS

128 E. Main St.
Rock Hill, SC



SIGN INNOVATIONS
SIGNS • SCREEN PRINTING • EMBROIDERY

15050 Choate Circle Ste. 1 • Charlotte, NC 28273
704-375-2338 • www.signinnovations.com

DATE:

8/19/2021

REVISION DATE:

JOB LOCATION:

Rock Hill, SC

CONTACT:

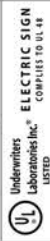
Kevin

DRAWING:

Burkett Financial Service

DESIGNER:

Drew Jackson



ELECTRIC SIGN COMPLIES TO UL 18
ELECTRICAL ELEMENTS TO BE INSTALLED
IN ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600
OF THE NATIONAL ELECTRICAL CODE AND OR
OTHER APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING AND BONDING OF THIS SIGN

This sign is constructed to be suitable for the
following environmental condition

Wet Damp Dry

THE CONTENTS OF THIS DRAWING AND ALL
ELEMENTS ARE NOT TO BE REPRODUCED,
CHANGED, OR EXHIBITED TO ANYONE
OUTSIDE OF YOUR COMPANY IN WHOLE
OR IN PART WITHOUT WRITTEN PERMISSION.
ALL SUCH ACTIONS ARE PROHIBITED BY LAW.
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ALL ELECTRICAL CODES ARE 120 VOLTS UNLESS OTHERWISE INDICATED

APPROVED BY & DATE:



STOP PLEASE NOTE

This Drawing must be returned signed & approved, any delay will result in the manufacturer assuming responsibility for errors of any kind. Please inspect this drawing for accuracy, appropriateness, and that the artwork is accurate and correctly positioned.

PAGES:

1 of 2

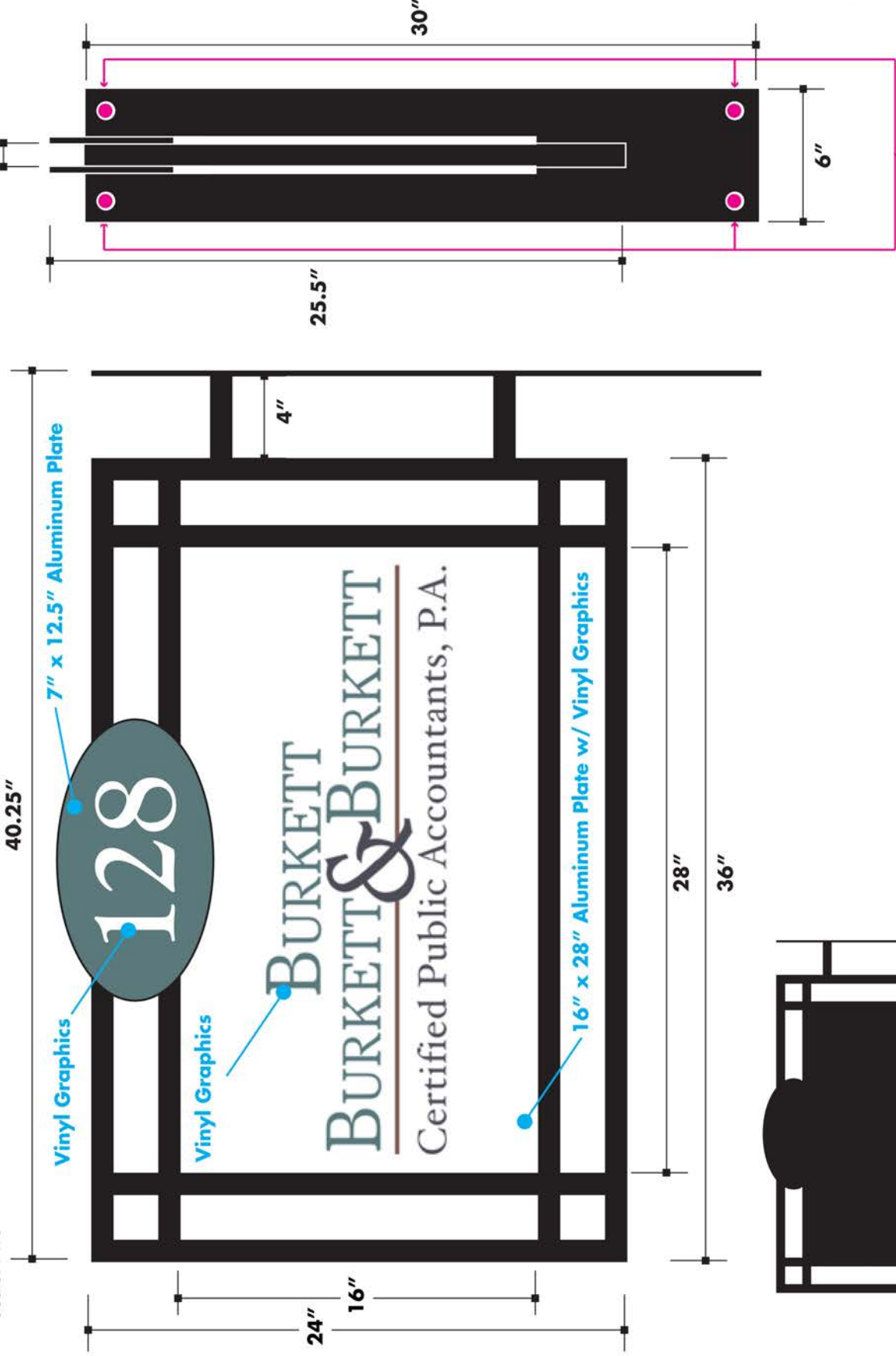
34734

Qty: 1

Aluminum Fabricated Blade Sign w/ Arm Bracket , Painted Black

Scale: NTS

128 E. Main St.
Rock Hill, SC Suite 201



3/8" Concrete Wedge Anchor, 5" Long Red Head

DATE: 8/19/2021
REVISION DATE:

JOB LOCATION: Rock Hill, SC
CONTACT: Kevin
DRAWING: Burkett Financial Service
DESIGNER: Drew Jackson

Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN COMPLIES TO UL 19

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.
This sign is constructed to be suitable for the following environmental condition:
Wet Damp Dry

ARTICLE 600
THE CONTENTS OF THIS DRAWING AND ALL ELEMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.
© 2015 ALL RIGHTS RESERVED

APPROVED BY & DATE:



PLEASE NOTE
This Drawing must be returned signed & approved. Any delay will result in assumed responsibility for errors of any kind. Please inspect this drawing carefully to ensure that the work is accurate and correctly positioned.

PAGES:

34734

Qty: 1

Aluminum Fabricated Blade Sign w/ Arm Bracket , Painted Black

Scale: NTS

128 E. Main St.
Rock Hill, SC



SIGN INNOVATIONS
SIGNS • SCREEN PRINTING • EMBROIDERY

15050 Choate Circle Ste. 1 • Charlotte, NC 28273
704-375-2338 • www.signinnovations.com

DATE:

8/19/2021

REVISION DATE:

JOB LOCATION:

Rock Hill, SC

CONTACT:

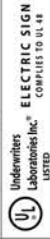
Kevin

DRAWING:

Burkett Financial Service

DESIGNER:

Drew Jackson



ELECTRIC SIGN COMPLIES TO UL 18 ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

ARTICLE 600

This sign is constructed to be suitable for the following environmental condition

Wet

Damp

Dry

THE CONTENTS OF THIS DRAWING AND ALL ELEMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL SUCH ACTIONS ARE PROHIBITED BY LAW.

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APPROVED BY & DATE:



STOP PLEASE NOTE

This Drawing must be returned signed & approved, any delay will result in the drawing being voided. The client assumes responsibility for errors of any kind. Please inspect this drawing for accuracy, appropriateness, and correct and that the artwork is accurate and correctly positioned.

PAGES:

2 of 2

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 3 4 3
county census design- site number
ated place

2. HISTORIC NAME(S): H. H. White Building; Rock Hill Opera House *Mason's Temple*

3. OTHER NAME: Uptown Girl; J. B. Beauty

4. ADDRESS/LOCATION: 128-132 East Main St.
PARCEL # 6271804016

CITY: Rock Hill VICINITY OF: _____ COUNTY: York

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

7. HISTORIC USE(S): single dwelling multi dwelling other use(s) department store; lodge

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

9. POTENTIAL: NR NR historic district archaeological

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

name: listed as part of NR historic district / / contributing non contributing

name of district: listed individually National Historic Landmark / / part of NHL district / /

determined eligible - owner objection / /

DOE process / /

determined NOT eligible / / rejected by review board / / /

deferred by review board / / removed from NR / / /

rejected by Washington / / removed from survey / /

pending Federal nomination / / demolished / /

completed Preliminary Information Sheet (PIS) / / nomination on file- / /

never processed

11. NUMBER OF CONTRIBUTING PROPERTIES: _____

PROPERTY DESCRIPTION: when other (z) is chosen, enter data under 20. ADDITIONAL DESCRIPTIVE COMMENTS or 21. ALTERATIONS

12. CONSTRUCTION DATE: 1890c c. 1925?? 13. ALTERATION DATE: 1930c; 1977

14. VERNACULAR FORM: _____ 15. COMMERCIAL FORM: 2-pt. Comm. Bldg 16. ARCHITECTURAL STYLE OR INFLUENCE: _____

17. DESCRIPTION: Select as many responses as appropriate.

- a) construction method masonry (MAS) frame (FRA) log (LOG) steel (STL) other (Z)
- b) exterior wall material weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU) tabby (TAB) brick (BRI) brick veneer (BRV) stone veneer (STV) cast-stone (CS) marble (MBL) asphalt roll (ASP) synthetic siding (SYN) asbestos shingle (ABS) pigmented structural glass (PSG) other (Z)
- c) historic core shape rectangular (R) square (S) L (L) T (T) U (U) H (H) octagonal (O) irregular (I) other (Z)
- d) stories 1 1 1/2 2 2 1/2 3 4+ other (Z)
- e) roof shape gable(end to front) (GEF) gable(lateral) (GBL) hip (HIP) cross gable (CRG) pyramidal (PYR) flat (FLT) truncated hip (TRH) gambrel (GAM) mansard (MAN) salt box (SBX) jerkinhead (JRK) front gable/hip & wing (FGW) gable-on-hip (GOH) not visible (NV) other (Z)
- f) roof material composition shingle (COS) pressed metal shingle (PMS) wood shingle (WDS) slate (SLT) builtup (BLT) raised seam metal (RSM) corrugated metal (CRM) rolled roofing (RR) not visible (NV) other (Z)
- g) # of chimneys exterior (EX) interior end (INE) interior (INT) central (CEN) 2 flue (FLU) double shouldered (DS) not visible (NV) other (Z)
- h) chimney material brick (BR) stuccoed brick (SB) stone (ST) brick & stone (BS) other (Z)
- i) foundation not visible (NV) brick pier (BP) brick pier with fill (BPF) brick (BRI) stuccoed masonry (STU) stone pier (STP) stone (STN) concrete block (CB) slab construction (SLB) basement (BAS) raised basement (RBS) other (Z)
- j) porch height 1 story (1ST) 1 story w/deck (1WD) 2 or more stories (2+) 2 or more with tiers (2+T) roofed balcony over 1 story hip/shed (RFB) other (Z)
- k) porch width entrance bay only (EBO) over 1 bay, less than full facade (B+) full facade (FF) porte cochere (PC) facade and left elevation (F&L) facade and right elevation (F&R) facade and both elev. (F&B) other (Z)
- l) porch roof shape shed (SHD) hip (HIP) gable (GAB) pedimented gable (PDG) flat (FLT) engaged (ENG) gable-on-hip(or shed) (GHS) other (Z)

- m) porch details chamfered posts (CHP) turned posts (TP) supports on pedestals (SOP) columns (COL) posts (PO) piers (PR) pillars (PL) freestanding posts (FSP) balustrade (BAL) masonry apron wall (MAW) turned balusters(TB) sawn balusters (SB) slat balusters (SL) other sawn/turned work (S/T) enclosed end bay (EEB) insect screening (IS) other (Z)
- n) windows single (SGL) double (DBL) paired (PRD) tripartite (TPT) grouped (GRP) decorative (DEC) display (DIS) other (Z)
- o) pane configuration 9/1 / / traceried (TR) Queen Anne block-glass (QAB) bungalow/craftsman geometric (BCG) other (Z)
- p) doors single (SGL) double (DBL) transom (TRA) fanlight (FTL) sidelights (SID) other (Z)
- q) decorative element 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 Shaped parapet has cast coping. Patterned brickwork with cast corner-blocks at attic level. Second level central grouping of three rectangular windows, with paired windows at either side. Storefront retains some cast-stone detail. Left elevation has stepped parapet, rectangular 9/1 windows; right elevation abuts adjacent structure.

21. ALTERATIONS 17o:other: windows infilled with brick. Incorporated into Town Center Mall (1977); architectural character indicates that the building was extensively renovated or replaced 1930c.

HISTORICAL INFORMATION

- 22. THEME(S): _____
- 23. PERIOD(S): _____
- 24. IMPORTANT PERSON(S): _____
- 25. ARCHITECT(S): _____ SOURCE: _____
- 26. BUILDER(S): _____ SOURCE: _____
- 27. HISTORICAL DATA: Present structure not shown on 1888 Sanborn map; appears on 1894 map as a barber shop, post office and drug store; with an armory on the second level. 1900 map shows this as an opera house. 1914 Rates Book lists owner as H. H. White: the building housed Ruff Jewelry, C. D. Cunningham Grocery, and Beach-Ihrrie Jewelry; 1926 Directory shows Morris Jewelry, Carolina (CONT)
- 28. INFORMANT/BIBLIOGRAPHY _____

PROGRAM MANAGEMENT

- 29. QUADRANGLE NAME: Rock Hill 30. PHOTOGRAPHS:(Y/N) prints Y slides _____ negatives Y
- 31. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker files (HMF) environmental review files (ERF) other (Z) _____
- 32. RECORDER NAME/FIRM: DBS, Preservation Consultants, Inc. SHPO _____
- 33. DATE RECORDED: 87/12/16
year month day
- 34. COMMENTS:

CONTINUATION AND PHOTOGRAPHS

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803)734-8577

CONTROL NUMBER: U / 9 1 / 1 1 9 5 / 4 2 4 - 3 4 3
 county census design- site number
 nated place

CONTINUATION:

Hist. Data: Electric, and Western Union, with the Elks Lodge on the second floor; by 1929
the building house the Great Atlantic and Pacific Tea Company (A&P) Grocery Store.



View of
Upper level (at center-left of
photograph.) #343 is two-story
building with shaped parapet
and 9/1 window, to the right
of Belk.

Date taken: 87/10/09
Recorded by: DBS, Preservation Consultants, Inc.

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

Control Number: U / 91 / 1 / 0343
Status County No Quad No Site No

343/

Tax Map No.: _____

Reconnaissance Survey Form

PARCEL# 6271804016

Identification

Historic Name: Bryant Grocery
Common Name: Law Office
Address/Location: 128 124-126 E Main St
City: Rock Hill County: York
Vicinity of: Quadrangle Name: Rock Hill West
Ownership: Private Category: building
Historical Use: Commercial Date: ca. 1887
Current Use: Commercial

SHPO NR DOE: Contributes to Eligible District Other Designation:

Notes: 2-story, brick, flat roof; pointed parapet; altered, stuccoed storefront; recessed single-leaf entry; 9/1 replacement second floor windows; projecting rectangular brick panels below modillion cornice; awning

Photographs

Roll No.: Neg. No.: View of:
45 9 façade

Attach Photographs Here

Program Management

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

Date Recorded: 02/02/2004



FEDERAL HISTORIC PRESERVATION GRANTS | FUNDING OVERVIEW

Funding / Program Title:	Federal Historic Preservation Grants
Funding Source:	US Department of the Interior – National Park Service
Deadline:	April 28, 2022 @ 5:00pm
CFDA (if applicable):	
Eligible Applicants:	Any government, non-profit, or institution in South Carolina
Available Funding:	\$2,500 to \$25,000
Cost Share Required:	50/50 reimbursable matching grants
Approximate Start Date:	N/A All 2022 grant-funded work must be approved and completed not later than September 30, 2023.
Program Duration:	N/A
Goals / Priorities:	Survey and planning projects <ul style="list-style-type: none"> • Identifying, recording, and recognizing historic properties • Planning for historic districts and multiple historic properties • Strengthening local government historic preservation programs • Preservation education • Planning for individual historic properties Stabilization projects
Funding Notes:	The South Carolina Department of Archives and History will reimburse grantees after it approves the project work and receives appropriate documentation of expenditures.
Cost Share Notes:	Each grant applicant must demonstrate a dollar-for-dollar match and pay for the project costs up front. Matching funds must be from any non-federal source (except Community Development Block Grant funds).
Application Notes:	Rock Hill is a CLG, and the application should reflect that as CLGs receive funding priority.
Program Contact:	Brad Sauls, sauls@scdah.state.sc.us ; (803) 896-6172
Link to Opportunity:	Grants SC Department of Archives and History

Committed Match:

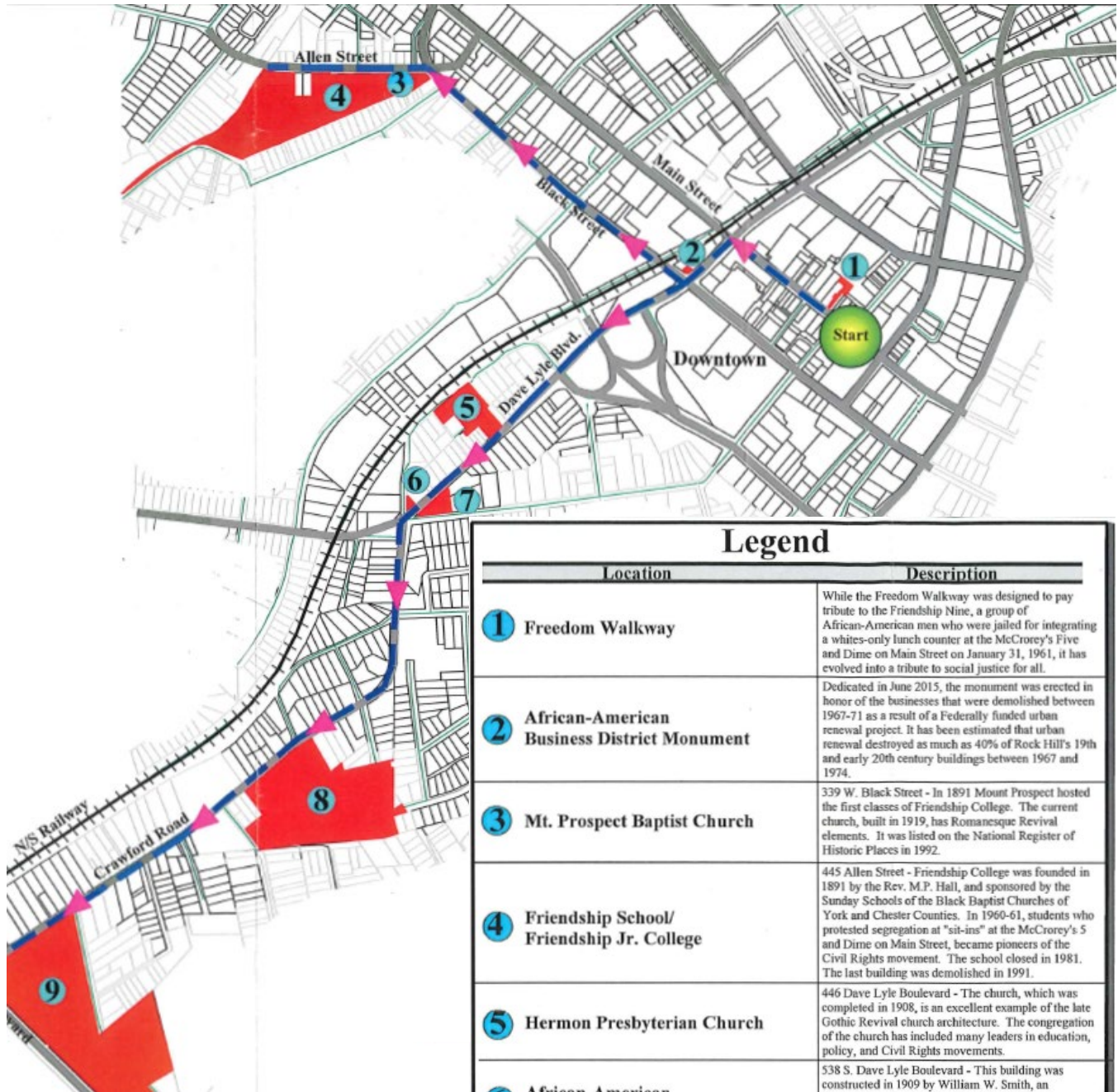
Parks, Recreation, and Tourism Department: \$5,000

General Services/Property Maintenance Department: \$5,000

Economic and Urban Development Department: \$10,000

Planning Department: \$15,000

MAP OF CULTURAL & HISTORIC AFRICAN AMERICAN SITES



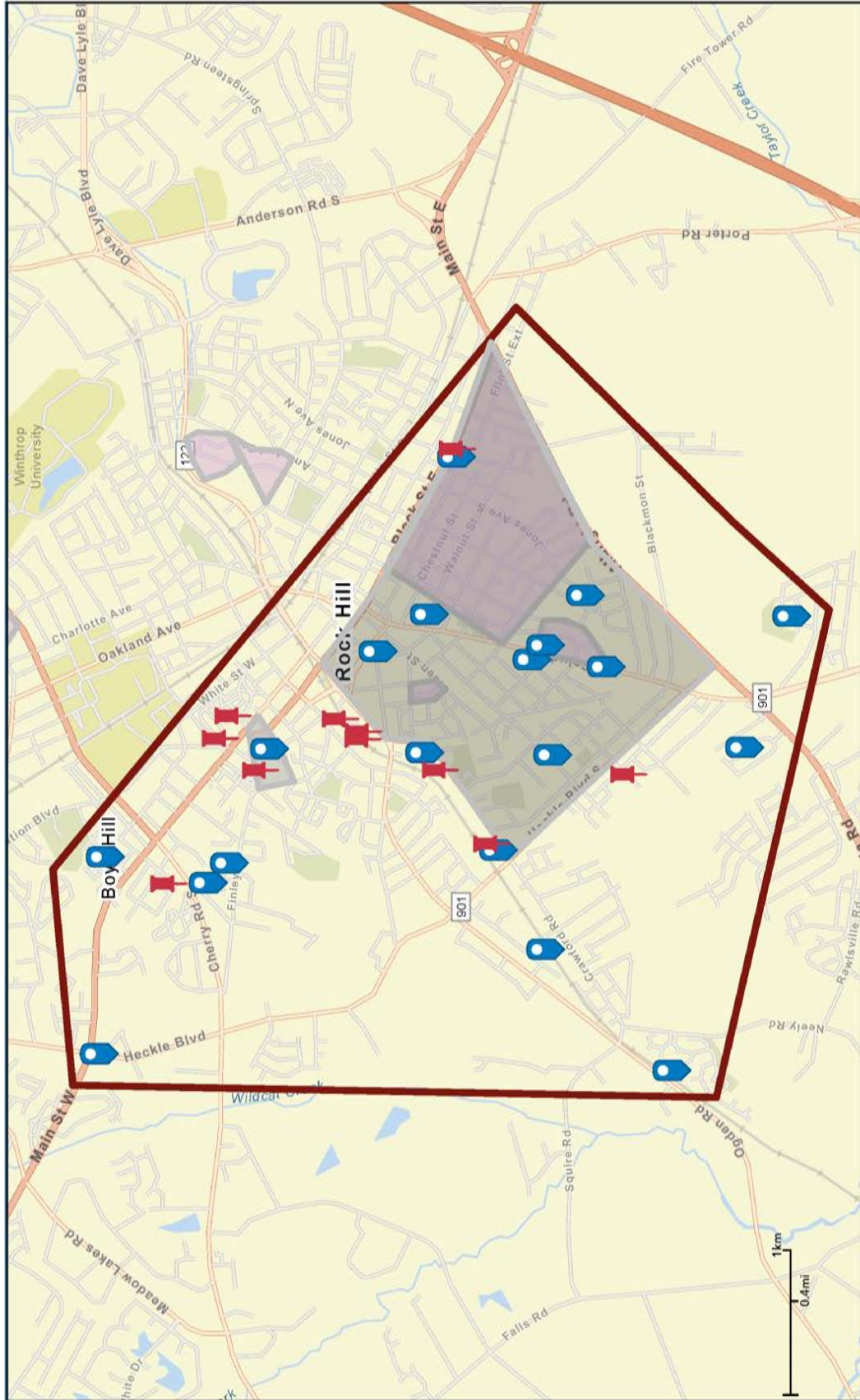
Legend	
Location	Description
1 Freedom Walkway	While the Freedom Walkway was designed to pay tribute to the Friendship Nine, a group of African-American men who were jailed for integrating a whites-only lunch counter at the McCrorey's Five and Dime on Main Street on January 31, 1961, it has evolved into a tribute to social justice for all.
2 African-American Business District Monument	Dedicated in June 2015, the monument was erected in honor of the businesses that were demolished between 1967-71 as a result of a Federally funded urban renewal project. It has been estimated that urban renewal destroyed as much as 40% of Rock Hill's 19th and early 20th century buildings between 1967 and 1974.
3 Mt. Prospect Baptist Church	339 W. Black Street - In 1891 Mount Prospect hosted the first classes of Friendship College. The current church, built in 1919, has Romanesque Revival elements. It was listed on the National Register of Historic Places in 1992.
4 Friendship School/ Friendship Jr. College	445 Allen Street - Friendship College was founded in 1891 by the Rev. M.P. Hall, and sponsored by the Sunday Schools of the Black Baptist Churches of York and Chester Counties. In 1960-61, students who protested segregation at "sit-ins" at the McCrorey's 5 and Dime on Main Street, became pioneers of the Civil Rights movement. The school closed in 1981. The last building was demolished in 1991.
5 Hermon Presbyterian Church	446 Dave Lyle Boulevard - The church, which was completed in 1908, is an excellent example of the late Gothic Revival church architecture. The congregation of the church has included many leaders in education, policy, and Civil Rights movements.
6 African-American Insurance Company	538 S. Dave Lyle Boulevard - This building was constructed in 1909 by William W. Smith, an African-American architect and builder from Charlotte, NC. The building was listed on the National Register of Historic Places in 1992.
7 New Mt. Olivet AME Zion Church	527 Dave Lyle Boulevard - The existing church was under construction from 1923-27. In May 1961, when an interracial group sponsored by the Congress of Racial Equality (CORE) launched the first Freedom Ride from Washington to New Orleans, the first violent opposition in the South occurred at the bus station in Rock Hill. That night the church held a mass meeting to honor and support the Freedom Riders.
8 Emmett Scott School	801 Crawford Road - This School, founded in 1920, was the first public school for African-Americans in Rock Hill. The original 2-story wood frame building was a Rosenwald school. In the mid-1950's the school was transformed into an equalization school. Emmett Scott closed in December, 1970 as a result of the integration of schools.
9 Clinton College	1029 Crawford Road - Clinton College, affiliated with AME Zion Church, was founded in 1894 by Revs. Nero Crockett, and W.M. Robinson as Clinton Institute. Named for Bishop Isom C. Clinton, it featured primary and secondary courses as well as a 2-year college program.

PROPOSED HISTORIC SURVEY AREA MAP



SHPO Proposed Survey Area Map

Blue: Neighborhoods; Red: AA Sites; Pink: 2004; Grey: Janice



February 11, 2022

Page 1 of 1

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ADMINISTRATIVE APPROVALS | CERTIFICATES OF APPROPRIATENESS

SINCE OCTOBER 2021 BOARD OF HISTORIC REVIEW (BHR) UPDATE

ADMINISTRATIVE APPROVALS CERTIFICATE OF APPROPRIATENESS (COA) REQUESTS				
#	DATE	APPLICANT	ADDRESS	REQUEST
1205	2/4/2022	Kevin Mattingly	137 Reid Street	4-foot picket fence in front yard
1204	2/3/2022	Matthew & Amy Applegate	330 Marion Street	6-foot solid dog ear wooden picket fence
1203	2/2/2022	Eason Roofing	647 E. Main Street	remove and replace asphalt shingles like for like
1202	1/18/2022	Scott Rendel	315 Marion Street	fence and storage shed in rear yard
1201	1/5/2022	First Bank	201 Oakland Avenue	Reface wall and freestanding signage w/ new bank name
1199	11/4/2021	Fred Begley	236 Marion Street	Replace vinyl windows with new 2/2 vinyl windows based on photos of house, repair roof and other exterior fire damage with like materials
1198	10/22/2021	Boris Jurayev	330 Green Street	Replace vinyl siding with vinyl siding, replace replacement windows, repair front porch, repair/replace roof, replace front and back doors as needed

SCHEDULE OF EVENTS

Friday, April 22, 2022 Registration 8:30 – 9:00 AM

SESSION 1: 9:00-9:45 AM

History's Design Detectives*
Much like the popular TV show, local experts have to dig – in often unconventional or unanticipated places – to find facts that help preserve buildings. Architect Karen Quinn with Boudreaux and Historic Columbus Kat Allen will explain how to find resources that help make design decisions - including digital photo collections and libraries, Sanborn Fire Maps, diaries and family stories, GIS websites, and existing building conditions. Learn how to become a super sleuth on your next historic project!

That is Historic?!? Mid-Century Modern Architecture in South Carolina*

Speakers Lydia Mattice Brandt, associate professor at USC, and preservation consultant Staci Richey will introduce participants to the history of Mid-Century Modern architecture in South Carolina and strategies for identifying, documenting, and advocating for these buildings. The session will provide an overview of modern architecture and architects in the state, including a brief description of the major firms and landmarks, discuss the various styles, materials, and visual hallmarks of modernism, and provide tips for classifying and analyzing the aesthetic and form of International Style, New Formalist, and Brutalist buildings of various scales. Also learn about MidModSC, South Carolina's organization for the identification and preservation of Modernist architecture.

SESSION 2: 10:00-10:45 AM

Strategies for Restoring Doors and Windows*
Historic doors and windows are important but vulnerable features of a building, and restoration can be a challenge. Using real-world projects, preservation consultant Staci Richey will show deterioration and preferred repair methods. She will cover different processes to strip paint and putty, prepare and repair wood, replace features, and apply finishes, and will also discuss scopes and schedules

of work, expectations for clients, site conditions, setting realistic expectations, and strategies to avoid costly mistakes and ensure long-lasting protection of the finished work.

Current Topics in Preservation Education

Research
Students in the Graduate Program in Historic Preservation co-sponsored by Clemson University and the College of Charleston will share research on a wide range of topics in a series of fast-paced presentations, from technical preservation to policy issues to historic research in the Lowcountry and beyond. Jon Marcoux, director, or Amalia Lefeste, associate professor with the program will serve as the moderator.

SESSION 3: 11:00-11:45 AM

People, Places, and Stories: Engaging Diverse Audiences

George McDaniel, former executive director of Drayton Hall, is the author of *Drayton Hall Stories*, a first-of-its-kind model for the documentation of how and why a historic place was preserved. Learn how your organization could undertake a similar project to preserve the history of the stewardship of a historic property, to enhance education, and to build community.

Preservation Talk – Advice from a Team of Preservation Experts*

Do you have questions related to a historic building's maintenance and repair? Do you need advice on how to best deal with an issue you are having with your historic property? Bring them to this panel discussion with a group of preservation experts, moderated by James Meadors of Meadors, Inc., who will be able to answer questions and offer informal advice on topics from maintenance to energy efficiency, diagnosing deterioration and selecting compatible materials.

LUNCH: 12:00-1:00 PM

SESSION 4: 1:00-1:45 PM

Issues with Visitation in Historic Buildings and How to Solve Them*

Opening historic buildings to the public can raise concerns, many of them life-safety related. Fall prevention, fire codes, environmental concerns, egress and accessibility requirements are all part of the normal life of house museum operators. Join the staff of Bennett Preservation Engineering to learn about how to handle these concerns, as well as the structural capacity of floor, stair, and railing systems.

Reconstruction Era National Historic Network

Join Scott Teodorowski, Superintendent, and Nathan Betcher, Historian, with the Reconstruction Era National Historical Park, for an introduction to the new Reconstruction Era National Historic Network. The network was established in 2019 to link sites and programs related to the Reconstruction Era for common scholarship, collaboration, and information sharing. Learn about the membership criteria, application process, resources, and member benefits.

SESSION 5: 2:00-2:45 PM

Rock Hill Power House: Reemerging History*

Tara Sherbert, Principal with The Sherbert Group, will use the Rock Hill Power House project as a case study on navigating historic preservation projects in an uncertain construction market, layering local, state, and federal incentives to ensure a successful project, and using Opportunity Zones in historic preservation, as they transform a historic property into the heartbeat of the community.

SC African American Heritage Commission

The mission of the South Carolina African American Heritage Commission is to identify and promote the preservation of historic sites, structures, buildings, and culture of the African American experience in South Carolina, and to assist and enhance the efforts of the South Carolina Department of Archives and History. Come learn about recent projects undertaken by the Commission to carry out this mission.

SESSION 6: 3:00-3:45 PM

Telling the Story of Reconstruction in the SC Piedmont

Join Joseph Mester, Assistant Museum Manager with Historic Brattonsville, to learn about the recent restoration and interpretation of the Brick House to tell the story of Reconstruction in the Brattonsville community.

Historic Churches Workshop: Saving a Future for Endangered Sacred Spaces

Preservation SC will present four case studies highlighting how the organization has built solutions for historic church buildings that have lost or are losing their congregations. Explore the different approaches to help preserve the legacy of these buildings that are a vital part of the state's cultural landscape.

MISSION STATEMENT

The South Carolina State Historic Preservation Office (SHPO) encourages and facilitates the responsible stewardship of South Carolina's irreplaceable historic and prehistoric places. The SHPO administers the Statewide Survey of Historic Properties, historical markers, National Register of Historic Places, tax incentives for historic buildings, Section 106 and related state reviews, Historic Preservation Fund sub grants, and the Certified Local Government program.

The South Carolina Archives & History Foundation provides support for the programs and services of the South Carolina Department of Archives & History, which preserves the public records and cultural history of the Palmetto State. Since 1993, the Foundation has raised public awareness and donations for the agency's mission. The Foundation's most notable endeavor was its successful capital campaign to help fund the construction of the South Carolina Archives & History Center, the home of the South Carolina Department of Archives & History.

Follow the conference on Facebook and Twitter at #SCHPC2022

Local government staff and architectural review board members may receive SCEIAC continuing education credit for training required by SC Code 6-29 Article 9 (* denotes eligible sessions).

