

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, August 4, 2022, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Ashley Barron, Amy Applegate, Martin Goode, Michael James,

MEMBERS ABSENT: William Drennan, Marcio Hale, Jana Jeanette

STAFF PRESENT: Bryman Suttle, Eric Hawkins, Donna Welch

1. Pledge of Allegiance

Vice Chair, Mr. Martin Goode led the forum in saying the Pledge of Allegiance.

2. Call to Order

Mr. Martin Goode called to order the Rock Hill Board of Historic Review at 6:08 p.m.

3. Election of Officers

Mr. Goode nominated Mr. Michael James for Board Chair. The motion was seconded by Ms. Ashley Barron and approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

Ms. Barron nominated Mr. Goode for Vice-Chair. The motion was seconded by Ms. Amy Applegate and approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

4. Approval of minutes from the June 2, 2022, regular meeting

Mr. Goode made a motion to approve the minutes of the June 2, 2022, public hearing. Ms. Applegate seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

6. H-2022-04: Hold Public Hearing & consider Certificate of Appropriateness request by Kirk Irwin for a new driveway and 14-inch-high wall at 143 N. Confederate Avenue (tax parcel 627-16-04-016). This property is part of the Reid Street/North Confederate Area Historic District.

Historic Preservation Administrator, Mr. Bryman Suttle, presented the staff report.

Chair James asked what the Board is being asked to vote on or its focus? Mr. Suttle replied saying this is an architectural compatibility issue. Secondly, since the “retaining” wall encroaches into the front façade area and is in view from the street, the policies state that the Board would need to review this. In general, it must determine if it is comfortable with the design, location and extents of the 14-inch-high wall edging the proposed paver driveway. and it effectively straddling the side property line for the purposes of maintaining driveway integrity and assisting stormwater mitigation efforts. There is a real need to reduce pooling around and under the historic home by redirecting a significant portion of the water exacerbating the issue from abutting properties.

Chair James asked if the wall and driveway would be voted on as separate issues? Mr. Suttle replied that the Board could decide to approve the driveway and not approve the wall; or approve a shorter wall to merely provide anchor for the driveway edge; or just approve everything as is. The Board could also approve the proposed project, but with the condition

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

the applicants come back in the future for Board approval of amended designs for an eventual 4-foot-high fence since a more profound feature to raise the profile of the wall would address potential safety and Zoning Ordinance ambiguities that are inherent to such a short wall feature.

Chair James asked about the retaining wall not meeting the zoning requirements and if it is up to the Board to decide? Mr. Suttle replied that it is the visual aspect, or if the wall will blend in with the fabric of area, that the Board is deciding, but this decision should also be contingent on the applicant addressing any zoning issues raised during the permit review and approval process.

Chair James asked if that the Board was essentially voting on aesthetics? Mr. Suttle replied yes.

Ms. Applegate asked if any other strategies had been investigated to address the stormwater issues, including French drains. Property owner Mrs. Sarah Irwin replied yes, and that the property was too flat for a French drain.

After closing the initial Board discussion, Chair James then opened the floor to the applicants, Kirk and Sarah Irwin, both co-owners and residents of 143 North Confederate Ave., Rock Hill, SC.

Mr. Irwin stated that the wall would be compatible with the historic district look, block water and hold the driveway in place. A lot of water is coming off the adjacent property and they needed to find a way to help guide water to the street.

Mr. Irwin stated that it is their desire to make the wall higher eventually and the proposed wall is 24-inches-high with 8 inches being underground. Mr. Irwin has already spoken with a landscape architect to eventually construct a fence, but the near-term priority is to stop water from getting under the house. They are also getting the property regraded and the entire driveway will be built with permeable pavers because they do not expect to push all the water off the property. That said, this proposal for the 14-inch-high retaining wall is being requested as the first stage. Mrs. Irwin wanted to add that the egress from the street into the two properties is double wide so both properties have enough space to have a full driveway.

Chair James asked if the retaining wall was on the property line. Mr. Irwin stated it was on the property line and the wall would start back from the entryway by approximately 10 feet. Mrs. Irwin clarified that it starts 10 feet from the sidewalk and realizes that there will be traffic in their driveway and there could be damage to their driveway because the vacant property on the corner lot is being used as a parking lot, which is a non-conforming use.

Ms. Barron asked the applicant if they have had an engineer look at this. Mrs. Irwin replied yes and that Mr. Duane Christopher, Landscape Architect, has come up with a landscape and driveway plan for them. They have refinanced their home to be able to complete this work. Plans have been adjusted because they did not want to push the water off onto adjacent properties. Mr. Irwin stated they are using French drains on the rest of the property which are in reality acting more like tubs.

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

Ms. Barron asked why they were not using brick for the wall. Mrs. Irwin said it was the idea of the landscaper to use the blocks, which would hold the driveway together and mitigate the water coming on the property. Mrs. Irwin also stated they did not want to go with red brick from another company which may or may conflict with brick driveway and felt the blocks would be consistent with the historic nature of the neighborhood. Mr. Irwin stated that cost was also a factor.

Ms. Barron stated that there is a house on College Ave. that has a similar wall around the front yard.

Chair James opened the floor for public comment.

Mr. John Misskelley, 131 N. Confederate Ave., Rock Hill stated that the water runoff is a terrible problem and that the retaining wall will stop most of that. He is all for the retaining wall and asked the Board to please approve this request.

Mr. Goode stated that Mr. Misskelley's comments, being a close neighbor, carry a lot of weight.

Ms. Applegate stated that she is not concerned about the retaining wall but would like to see it match a little better; what is being proposed looks more like cement blocks. Mrs. Irwin replied that she has done a lot of research and has not been able to find anything to match the brick that will be in the driveway.

Mr. Goode made a motion providing the zoning conditions are met and the Irwin's return for Board review for the eventual fence plans.

Ms. Applegate asked if there would be any type of reflective material to make the retaining wall more visible? Mr. Irwin replied that he is concerned about being asked about the safety of vehicles coming onto a property that is not supposed to be a parking lot, but is being used as a parking lot next to an historic house. There are specific things set up when you have a parking lot in a historic district which are currently not being done. Mr. Irwin is asking for a little latitude as it seems that businesses in the historic district get a lot more latitude with the historical standards than residents do; citing that a slate roof was removed from another property which will be converted into a business.

Ms. Barron seconded the motion with the caveat that additional fencing is done in the future.

Mr. Suttle stated one of the requests from the transportation department is that there be a shared access agreement which should address some of the issues currently being discussed.

Chair James called for a vote to accept the Certificate of Appropriateness request with the caveat as previously discussed. The motion was approved unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

New Business

- 7. Consider Resolution of Support for Application to Expand the Downtown Historic District listing in the National Register of Historic Places.**

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

Mr. Suttle stated that Shaw Kuester, Kuester Companies, Fort Mill, SC and Janie Campbell, Preservation Consultant, Rogers Lewis Jackson Mann & Quinn, Columbia, SC have been talking with the City about the redevelopment of 109 Hampton Street and expanding the existing Downtown Rock Hill National Register Historic District. Mr. Suttle noted that the 2004 Historic Property Survey recommended expansion of the National Register Downtown district to include buildings formerly incorporated into the mall as well as buildings on several of the side streets. The proposed expansion would extend from 151 E. Main Street to 131 Hampton Street including other buildings that are already on the local historic registry. Owners looking to renovate these buildings in the newly added district will be eligible to apply for state and federal tax subsidies.

Mr. Suttle reminded the Board that any plans impacting the exterior of buildings would have to come back to Board for approval.

Ms. Barron stated that she is extremely excited about this project.

Ms. Applegate made a motion to endorse the expansion of the state historic district designation in Downtown Rock Hill. Mr. Goode seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

8. Staff Updates

- Mr. Suttle presented a list of Certificates of Appropriateness recently issued by staff.
- Mr. Suttle announced that on July 19, notification was received of the 2022 Federal Historic Preservation Grant Award for \$35,000. This grant will be used to update the historic resources survey, focusing on the south side of town.
- Mr. Suttle provided a draft copy of the Summer Newsletter as a handout to Board members for initial viewing. Plans are for the newsletter to be shared electronically following the first Board meeting of each new fiscal year. Hence, the release date for the annual newsletter will be changed from spring to summer to align with the fiscal year end. The newsletter has a broadened scope to include fiscal year-end highlights and will be rebranded as the "Historic Review".
- Mr. Suttle informed the board that on July 22 the SC State Review Board unanimously approved the nomination of the Dr. W.W. and Mary Fennell House, 344 N. Confederate Ave. The next step will be state submission to the Nation Park Service for final decision to add this listing.
- Mr. Suttle informed the Board about the Downtown Area Historic District public art donation which is a stainless-steel dogwood blossom sculpted by Timothy Werrell and was gifted by Harry Dalton & former Rock Hill City Manager, Joe Lanford. City Council had approved the proposed public art piece & location and it will be installed in the plaza area behind the York County Arts Center. The installation date is to be determined.

Other Updates

Chair James recognized Mr. John Misskelley, who asked to address the Board. Mr. Misskelley stated that the slate roof on a White Street property is gone. He noted that Hughes Chiropractic Clinic does not have a historic sign and has a plastic fence. Mr. Misskelley feels we are losing the integrity of the historic district and need to clamp down on this. Mr. Suttle stated that this will

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

August 4, 2022

be investigated. Ms. Barron stated that we have had people undo things that were done without approval. Mr. Misskelley stated that square columns have replaced what was once round columns. Mr. Misskelley feels we need to stand up and fight to preserve what the Historic District has left. Ms. Barron stated that people who are in the area need to let staff know when they see a historic violation. Mr. Misskelley also stated that there are times the Irwin's cannot get into their driveway when there is a funeral happening. Ms. Barron replied that would be a Zoning Board matter.

9. Adjourn

There being no further business, Chair James called for a motion to adjourn. Mr. Goode made a motion to adjourn. Ms. Applegate seconded, and the motion carried unanimously by a vote of 4-0 (Drennan, Hale, Jeanette being absent).

The meeting adjourned at 7:13 PM