

# ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

September 1, 2022

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, September 1, 2022, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

**MEMBERS PRESENT:** Amy Applegate, William Drennan, Marcio Hale, Martin Goode, Michael James, Jana Jeanette

**MEMBERS ABSENT:** Ashley Barron

**STAFF PRESENT:** Bryman Suttle, Eric Hawkins, Donna Welch

## 1. Pledge of Allegiance

Chair Michael James led the forum in saying the Pledge of Allegiance.

## 2. Call to Order

Chair James called to order the Rock Hill Board of Historic Review at 6:00 p.m.

## 3. Announcements & Introductions

It was announced that Mr. Michael James was elected chair at the previous meeting.

The newest Board member, Mr. Marcio Hale, was introduced.

## 4. Approval of minutes from the August 4, 2022, regular meeting

Ms. Amy Applegate made a motion to approve the minutes of the August 4, 2022, public hearing. Mr. Martin Goode seconded, and the motion carried unanimously by a vote of 6-0 (Barron being absent).

## 5. H-2022-05: Hold Public Hearing & consider Certificate of Appropriateness request by Rachel Pierce to repair existing doorframes, doors, brick façade and trim; replace windows, non-compliant light fixtures, roof, gutters, and downspouts; repaint exterior; and add an awning, sidewalk, landscaping, and dumpster at 538 Dave Lyle Blvd. This is the African American Insurance Building, an individually designated local historic property, tax parcel 598-24-01-017.

Deferred until October.

## 6. H-2022-06: Hold a Public Hearing & consider Certificate of Appropriateness request by Steve Gucciardi to replace porch decking with like for like materials and columns with composite alternative of the same design at 138 Reid St. This proper is party of the Reid Street/North Confederate Area Historic District, tax parcel 627-16-04-011.

Mr. Bryman Suttle, Planner I, presented the staff report and noted that the applicant has received a third quote for wood columns. Ms. Jennifer Abernathy, Paul Davis Restoration (applicant's contractor), indicated that the quote was \$16,000.

Ms. Abernathy presented quotes and pictures of the columns where water has caused damage to the column base. Ms. Abernathy stated that an exact replica of the columns can be made with alternate fiberglass material. Once painted, it would have the same appearance as wood.

Mr. Martin Goode asked if the homeowners are aware of staff's recommendation and if they

agreed to the stipulations of the recommendation. Mr. Suttle stated yes, and the owners acknowledged that they agree to the stipulations.

Chair James opened the floor for public discussion. No input was received from the public.

Ms. Jana Jeanette stated that there is another house in this area where the Board approved alternate materials for columns.

There was no further discussion from the Board and no other comments from the public. Chair James called for a motion. Ms. Ashley Applegate made a motion to approve. Ms. Jeanette seconded, and the motion carried unanimously by a vote of 6-0 (Barron being absent).

## Other Business

### 7. Staff Updates

Mr. Suttle presented the following updates:

- The resolution of support for the expansion of the Downtown National Register Historic District has been sent to SC Archives & History and the application is under consideration.
- A Request for Proposals (RFP) for the historic survey is being drafted in accordance with the FY2022 Historic Preservation Fund grant award.
- The newsletter publication is anticipated to be complete the first week of September. Mr. Suttle thanked the Board members for their input and noted that the comments have been incorporated.
- COA & Permitting Inquires:
  - Staff is researching the removal of the slate roof on White Street that was brought up at the August meeting.
  - In response to comments at the August meeting, staff has looked into the sign at Hughes Chiropractic Clinic and found that it was repaired recently after damage to the plastic face. Mr. Hughes was unaware that repairs required permitting, but the sign complies with historic guidelines allowing internally illuminated monument signs in commercial districts for non-contributing properties.
  - In response to a comment at the August meeting about round columns being replaced with square columns, staff has determined that this was a reference to the column at the house on Oakland Avenue which is temporary and was given a one year extension at the June meeting.
  - In response to a question about the illuminated sign at Rock Taco, staff noted that the sign was approved administratively since it was mounted on a non-historical façade. Also, the guidelines allow for illuminated wall signs with metal lettering in the downtown district.
- Mr. Suttle announced that a complete listing of approved CoA's would be available at next month's meeting.

# ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

September 1, 2022

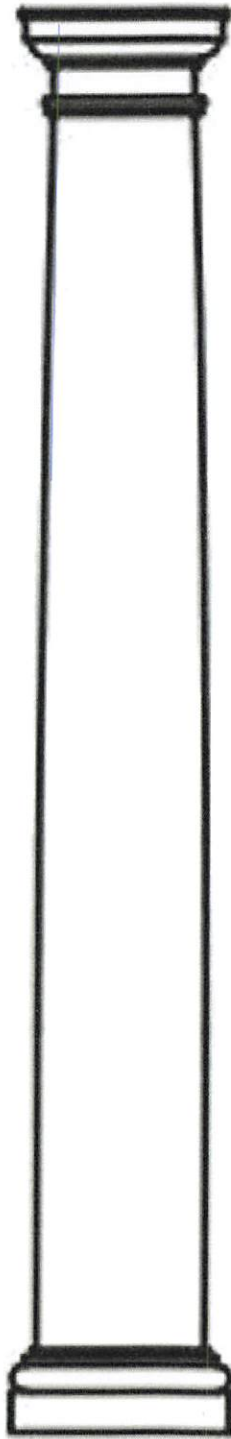
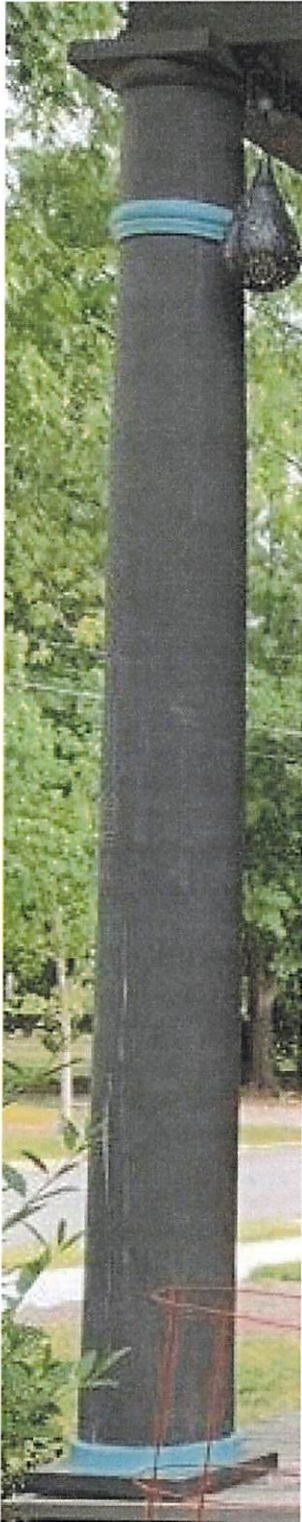
---

- Mr. Suttle announced that a fee schedule for historic design review guidelines applications has been implemented. The fee for application to the Board of Historic review is \$300 for commercial property and \$100 for residential property; staff level review of Certificates of Appropriateness if no building permit is required will be \$25. Any applications submitted prior to the July 1, 2022 implementation date will not be subject to this fee.

## **8. Adjourn**

Chair James adjourned the meeting without objection at 6:24 PM.



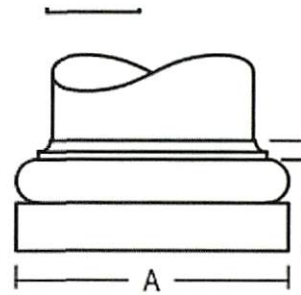


Fiberglass Reinforced Polymer (FRP) composite columns

\*Round, Tapered Columns

\*Tuscan Style Cap & Base

\*Ring to be applied at correct location from top of column



Tuscan Base