



## Rock Hill Board of Historic Review

Regular Public Hearing  
September 7th, 2023  
6:00 p.m.

### A G E N D A

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of minutes of July 6th, 2023 meeting.
- 4) H-2023-04: Hold a public hearing to consider a Certificate of Appropriateness by Andrew Jannetta to add an addition to structure located at 731 E. White St., which is part of the Highland Park Mill Historic District. Tax parcel 628-11-01-009.
- 5) Other Business
  - a. Certificates of Appropriateness Issued by Staff
  - b. Continuing education opportunities
- 6) Adjourn

The City of Rock Hill is committed to assuring accessibility, with reasonable accommodations, of city services, facilities, employment and programs for all individuals, in compliance with Federal law.\* Please contact Ann Morgan, ADA Coordinator, at 803-329-7025 if you need assistance.

## ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

July 6, 2023

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, July 6, 2023, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

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

**MEMBERS ABSENT** Ashley Barron, Amy Applegate

**STAFF PRESENT** Eric Hawkins, Ryan Hammond, Diana Fragomeni

### 1. Pledge of Allegiance

Chair James led the assembly in the Pledge.

### 2. Call to Order

Chair James called the meeting to order at 6 pm.

### 3. Approval of minutes from the May 4, 2023, regular meeting.

Ms. Jeanette made a motion for approval, Mr. Goode seconded, and the motion passed by a vote of 5-0 in favor (Barron, Applegate absent).

### 4. H-2023-03: Hold a public hearing to Consider a Certificate of Appropriateness by Kenneth Gerlipp for a full-scale siding replacement and design change to the exterior façade at 640 East Main St. This property is part of the East Main Street Area Historic District. Tax parcel 627-06-01-006.

Ryan Hammond, Planner I, presented the staff report.

Chair James asked if there were any additional older photos of the property. Mr. Hammond provided the additional photos of the property from February 1, 2018, which were from the previous owner who applied for the COA.

Chair James opened the floor to the applicant. Kenneth Gerlipp, (applicant) of 640 East Main Street, stated he and his wife bought this home to avoid HOA fees and they did not know of the city ordinances due to ignorance and therefore he was present at the meeting to do things correctly. Mr. Gerlipp spoke of the home renovations that have been done since he and his wife purchased the home in 2019.

Mr. James asked if adding the grids would be an issue. Mr. Gerlipp stated that it would not be an issue and he would talk to the contractor about adding grids to the windows.

Ms. Jeanette stated that the grids simply snap into the windows.

Chair James opened the floor to the public and there was none.

Ms. Jeanette made a motion for approval of the Certificate of Appropriateness for a full-scale siding replacement and design change to the exterior façade at 640 East Main Street, with Staff recommendation to add grids to the replacement windows, which will match the existing windows on the home, Drennan seconded, and the motion passed by a vote of 5-0 in favor

(Barron, Applegate absent).

## **5. Other Business**

### **a. Certificates of Appropriateness issued by Staff**

Mr. Hammond presented information about the COA's that have been approved by Staff since the May 4, 2023 meeting.

### **b. Election of Officers**

Mr. James made a motion for Mr. Goode to be reelected as Vice-Chair of the Board of Historic Review, Drennan seconded, and the motion passed by a vote of 5-0 in favor (Barron, Applegate absent).

Mr. Goode made a motion for Mr. James to be reelected as Chair of the Board of Historic Review, Drennan seconded, and the motion passed by a vote of 5-0 in favor (Barron, Applegate absent).

## **6. Adjourn**

The meeting was adjourned at 6:20 p.m.

DRAFT

**Request:** Addition to main structure  
**Address:** 731 E. White St.  
**Tax Map:** 628-11-01-009  
**Applicant:** Andrew Jannetta



City of Rock Hill designation	
Historic Overlay District name	Highland Park Mill Complex
Date of designation	1-11-2016
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	Highland Park Mill Complex
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 subject property consists of one parcel with a commercial structure that is not currently in use. This property was listed on the National Register of Historic Places in 1992 as part of the Highland Park Manufacturing Plant and Cotton Oil Complex, specifically the Highland Park Cotton Oil Mill Office. Originally known as the Standard Mill, the Highland Park complex was the second major textile mill built in Rock Hill following on the success of the Rock Hill Cotton Factory. The complex consisted of a number of structures, including the Highland Park Manufacturing Plant, built in 1888, and the Highland Park Cotton Oil Mill and the Cotton Oil Mill Office, both built in 1902. Additional buildings, including a gin and seed house, have been demolished. Local historic designation was established on the main Highland Park Mill building by City Council in 2003. Surrounding uses include the Highland Park Mill senior apartment community, carwash, large retail structure, Highland Park recreation park, and an active railroad.

## Proposed Project

The applicant is proposing to construct approximately 15'x40' addition to the right side to enlarge for the use of a contractor's office. The proposed addition will be composed of brick to match original to the best extent possible with a black metal roof. A new double entry door is proposed to be added on the right side. In addition, the flat roof to the left side is to be removed and angled to match the new roof line.

## 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?*

Yes. This addition will enlarge the structure on both the front, right side, and rear façades including a roll-up door on the right façade.

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

Yes, the materials proposed are similar to the original materials.

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

Positive. This site has remained vacant for many years, it was overgrown and becoming dilapidated. The structure is small which makes it difficult to use. Adding additional space will allow the owner to effectively operate from this site. By having it operational, the site will be maintained on a regular basis and be updated and repaired.

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

**What the Historic Guidelines state in respect to the following:**

***A6 Additions for Commercial Buildings:***

- a. Rear façades are appropriate locations for additions to commercial buildings.*

This parcel is triangular and is bordered to the rear by the railroad. Due to the depth of the lot along this portion, the right of way for the railbed and significant elevation rise a rear addition is not feasible.

- b. Acceptable materials for rear additions include brick, concrete, and combinations of metal and glass.*

The applicant is proposing the addition to be made of brick similar in color to the original. The applicant is also requesting to replace the existing slate roof with a composite slate material.

- c. Rear additions should be contemporary in design and complement the original building.*

The addition will be a box design to complement the existing façade and will use matching materials.

- d. The construction of an addition should not result in the loss of substantial material on the rear façade of the original building.*

There is no wholesale removal of original rear portions.

- e. Rear façade additions should be kept simple in design.*

The design does not have any ornamental or decorative architectural features that would detract from the original structure. The applicant has requested a side entrance on the right façade to allow for ADA access without disturbing the original front entrance.

- f. The construction of an extra story at the roof of a commercial building may be acceptable as long as the addition is not readily visible from the street.*

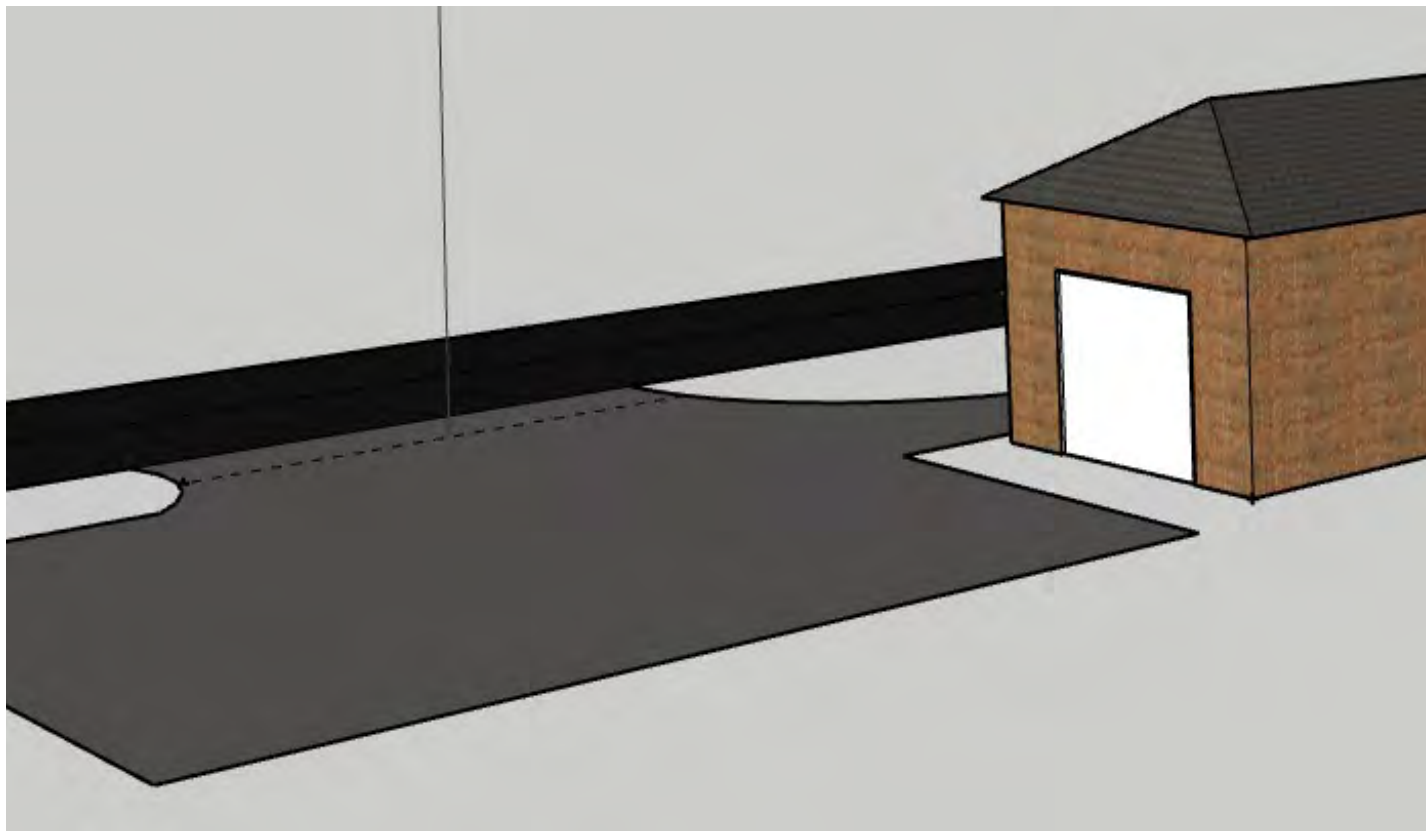
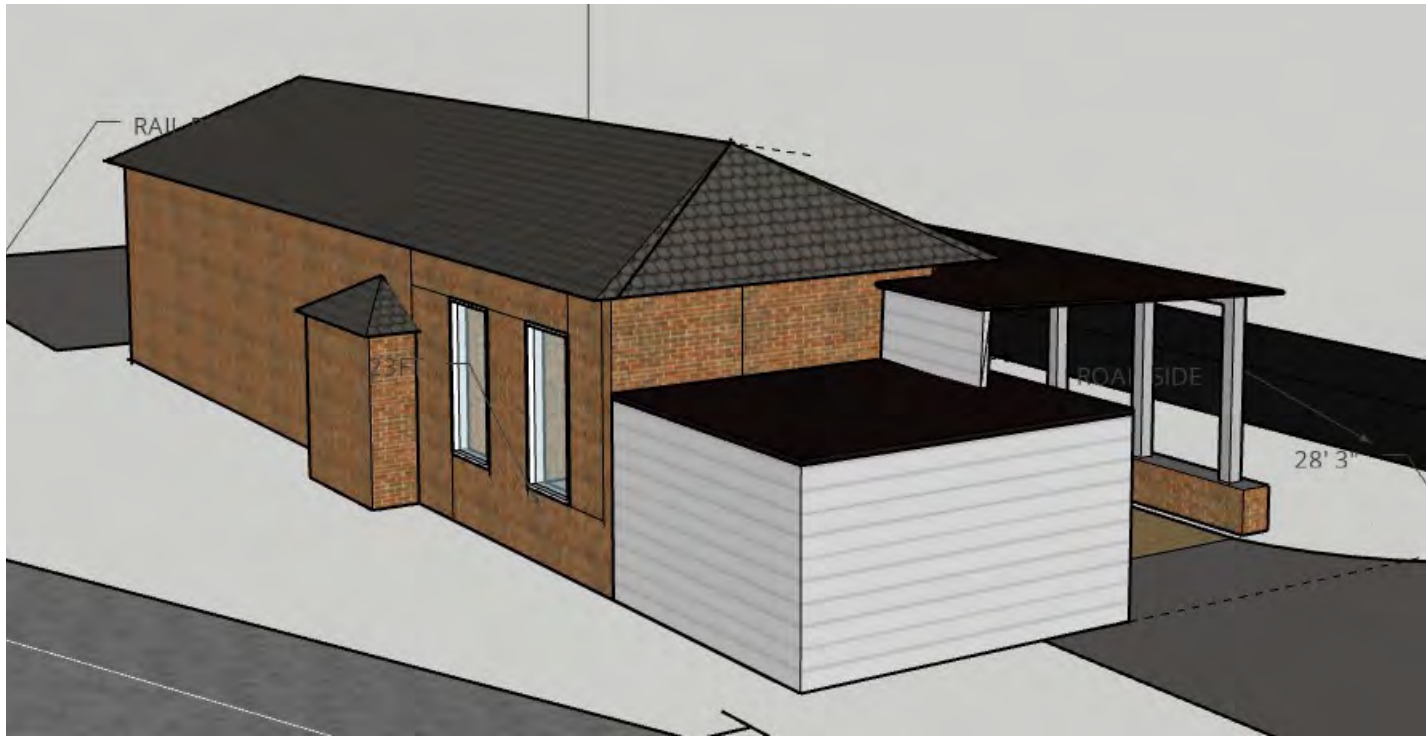
No additional levels are to be added.

- g. Rooftop additions should be contemporary in design to distinguish from the original structure.*

The applicant has proposed a continuation of the hipped roof line composed of a composite slate material. This would not be distinguishable from the original structure and detract from its unique historical appearance. Another option proposed is a pitched roof that is angled to the rear for the new addition and match the existing flat roof one the left side to this option.

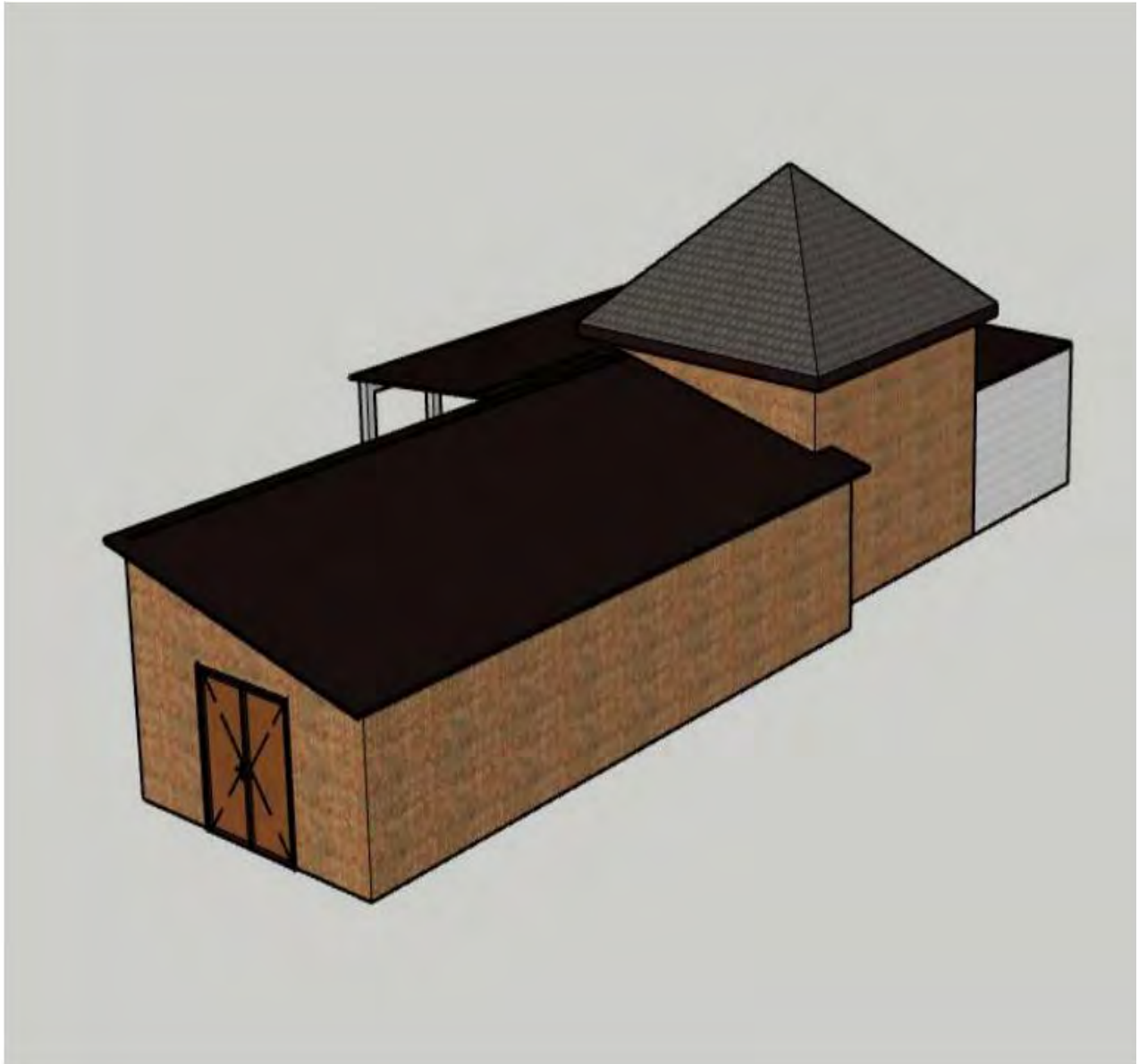
**Proposed Roof Configuration:**





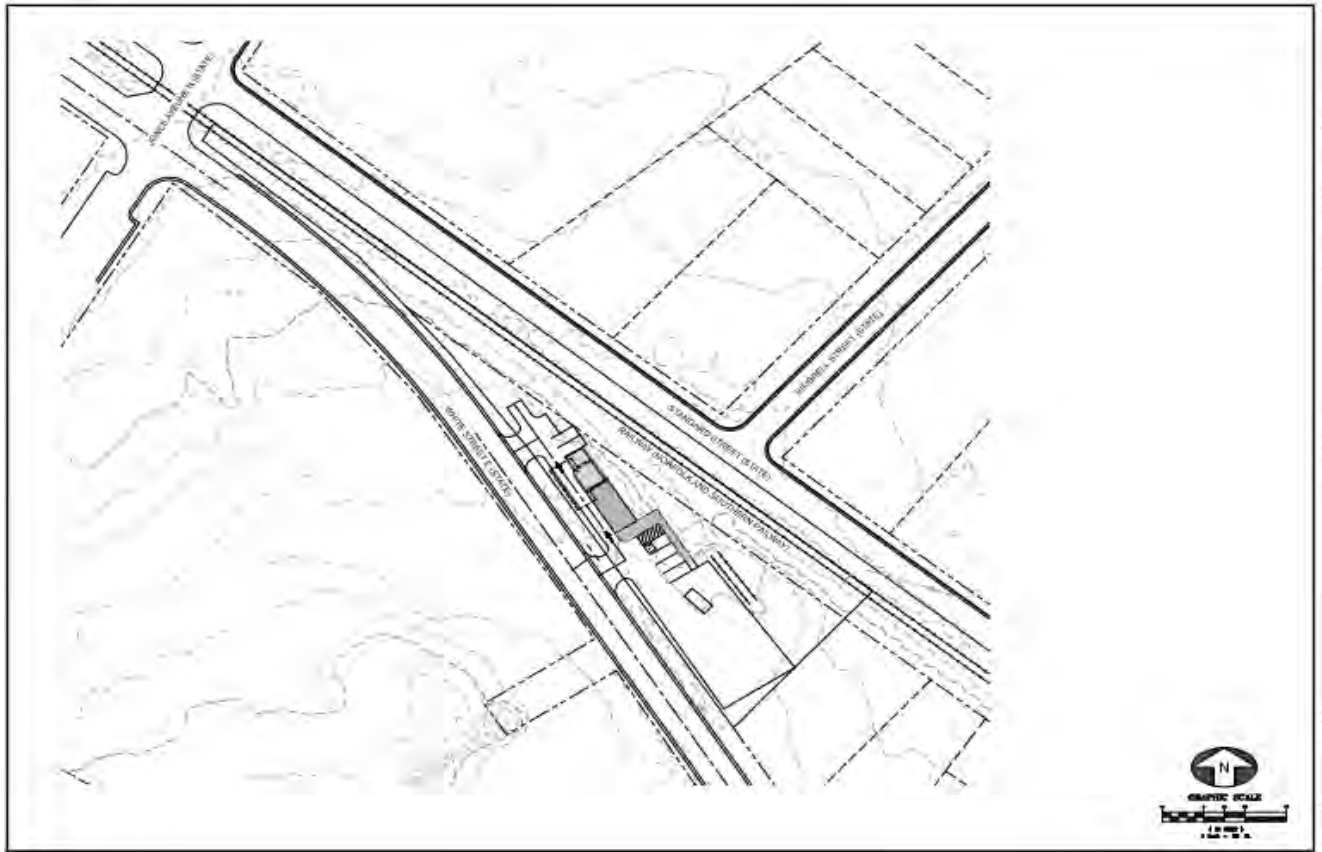



**Angled Roof Configuration:**









 JMC JMC Companies, LLC 1100 Broad Street Rock Hill, SC 29730 www.jmc.com									
 PRELIMINARY									
 PRELIMINARY									
<table border="1"><tr><td>DATE</td><td>NOV 15 2023</td></tr><tr><td>BY</td><td>JMC</td></tr><tr><td>SCALE</td><td>AS SHOWN</td></tr></table>		DATE	NOV 15 2023	BY	JMC	SCALE	AS SHOWN		
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SCALE	AS SHOWN								
Jettagro Construction Office Rock Hill, York County, South Carolina Overall Site Plan									
<table border="1"><tr><td>Project Name</td><td>Jettagro Construction Office</td></tr><tr><td>Client</td><td>Jettagro Construction</td></tr><tr><td>Site No.</td><td>23027</td></tr><tr><td>Version</td><td>C2.0</td></tr></table>		Project Name	Jettagro Construction Office	Client	Jettagro Construction	Site No.	23027	Version	C2.0
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Client	Jettagro Construction								
Site No.	23027								
Version	C2.0								



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### **Public Input**

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

- August 18th: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- August 18th: Posted public hearing signs on subject property.
- August 18th: Advertised the Board of Historic Review public hearing in *The Herald*.

Staff had not received any public input at the time this report was submitted to the Board.

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### **Staff Recommendation:**

Staff supports the approval of the request with the following recommendations:

The roof on the new addition and left side will be angled to the rear to be distinguishable from the hipped roof profile of the original structure. The brick chimney is in disrepair and can be removed if necessary, however the smokestack at the peak of the hip roof is to remain. The front façade of the addition is to be set back 1'-2' to from the original front façade. Staff would also recommend the applicant add windows to the front façade with similar profile to the current windows. The new entrance on the right side is proposed using a black commercial double metal door, this would be appropriate for an industrial structure and will complement the roof color.

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### **Attachments**

- COA application and supporting materials.

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**Staff Contact:** Ryan Hammond, Planner I  
Ryan.hammond@cityofrockhill.com  
803.329.5674

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Tax map number	Address(es)	Property owner
<i>Example:</i> 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
628 1101 009	731 White St <del>E</del>	Linda Jannetta

### APPLICANT

Primary Applicant Name: Andrew Jannetta  
 Mailing Address: 303 Hasty St Rock Hill SC 29730  
 Phone: 803-372-9759 Email: Andrew@jettaproconstruction.net

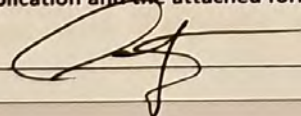
Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes  No

- If yes, please describe the requirements: \_\_\_\_\_

Are you the owner of the subject property? Yes  No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? Family Property
- If you are not the owner of the subject property, the property owner must complete the gray box below.

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.

Applicant signature:  Date: 8-18-23

### PROPERTY OWNER

Property owner name (authorized representative, if corporation): Linda Jannetta  
 Mailing Address: 589 Douglas Dr. Rock Hill SC 29730  
 Phone: 803-517-1133 Email: Ljannetta3@yahoo.com

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

Signature: Linda Jannetta Date: 8-18-23

## INFORMATION ABOUT REQUEST

1. General description of the proposed work, including the areas of the structure that you are proposing to modify:  
we plan to build a 18'x40' Addition to be brick to match and extend the roof with slate to match. we also will use era specific signs.
2. Will the proposed change affect the exterior appearance of the property? Explain your response.  
The property appearance will not change due to the same materials.
3. Will the proposed change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district? Explain your response.  
Yes we will keep the roof structure the same style to match and match the brick as close as possible.
4. Will the request create a negative or positive impact on the surrounding historic district? Explain your response.  
Positive as we are the only historical site in our area.
5. 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 as we are keeping with the current style of brickwork
6. List any exhibits that you have provided to help explain your request to the Board. The following may be helpful:
  - Drawings of the proposed modifications
  - Photographs of the existing structure
  - Site plans for additions, new construction, accessory structures, etc.
  - Information about the proposed materials and colors to be used.

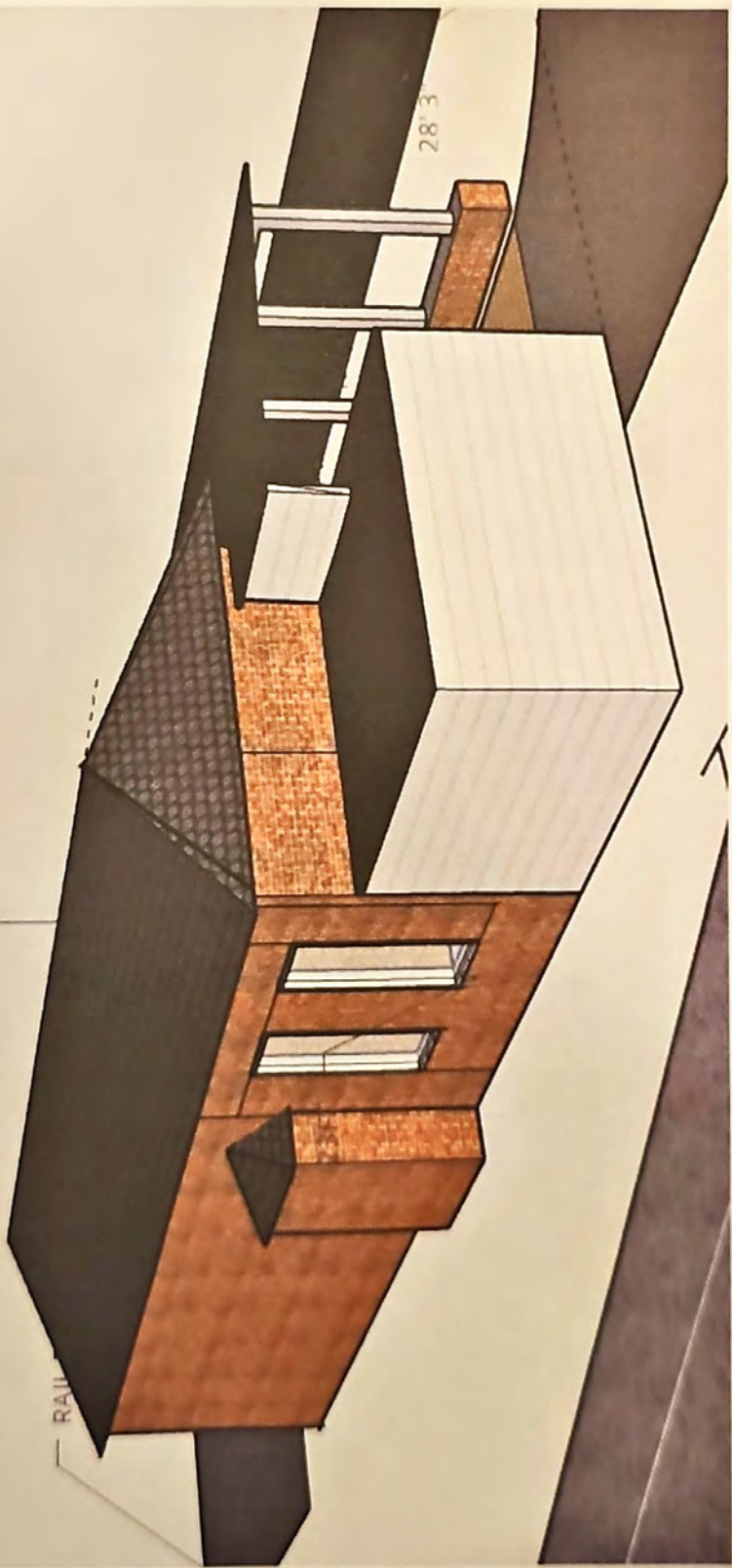


RAIL ROAD

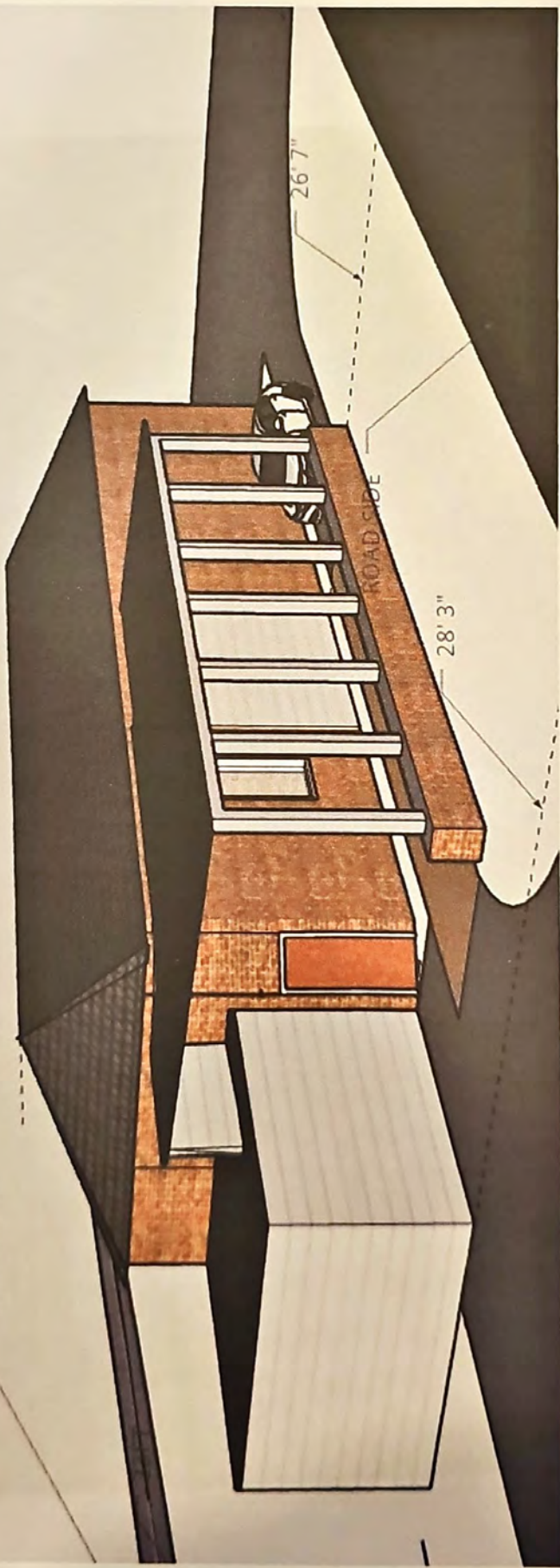
26' 7"

ROAD SIDE





RAIL ROAD



26' 7"

ROAD SIDE

28' 3"



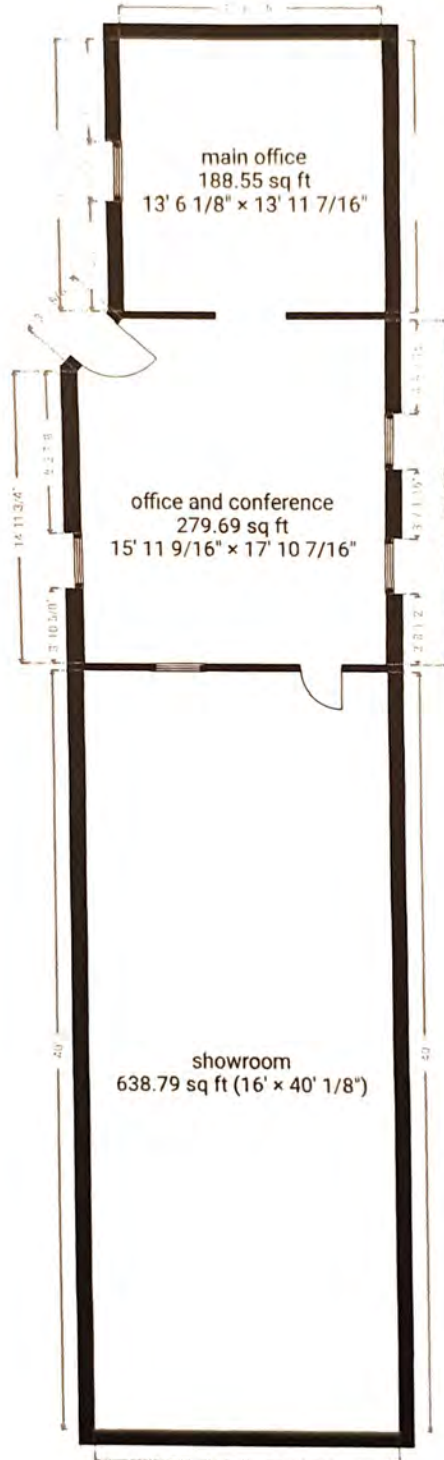
# Project 1

TOTAL AREA: 1265.10 sq ft · LIVING AREA: 1265.10 sq ft · FLOORS: 1 · ROOMS: 3



## ▼ Ground Floor

TOTAL AREA: 1265.10 sq ft · LIVING AREA: 1265.10 sq ft · ROOMS: 3



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