

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

January 4, 2024

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, January 4, 2024, at 6:00 pm in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Amy Applegate, Ashley Barron, William Drennan, Martin Goode, Marcio Hale, Michael James, Jana Jeanette

MEMBERS ABSENT None

STAFF PRESENT Dennis Fields, Ryan Hammond

1. Call to Order

Chair James called the meeting to order at 6:00 pm.

2. Pledge of Allegiance

Chair James led the assembly in the Pledge.

3. Approval of minutes from the November 11, 2023, regular meeting.

Goode made a motion for approval of the minutes, Drennan seconded, and the motion passed by a vote of 6-0 (Applegate ineligible for voting).

4. Public Hearing Items

- a. **H-2024-01: Hold a public hearing to Consider a Certificate of Appropriateness request by Justin Smith for a garage addition at 348 Oakland Avenue, which is part of the Oakland Avenue Area Historic District. Tax Parcel 629-07-01-003.**

Ryan Hammond, Planner I, presented the staff report.

Barron Asked if the garage is blocking the windows on the side of the house.

The applicant's representative, Justin Smith, reviewed the renderings with the board, showing how the garage would not block the existing windows on the home.

Barron asked if the garage could be moved back further. Mr. Smith answered no, or it would block the windows into the kitchen.

Applegate asked if the utility line in the rear yard was just a service line to the home. Mr. Smith replied yes.

Mr. Smith stated that he believes this will be a more common request, since most people want a garage or carport with a home, even if it is historic.

Jeanette asked why it couldn't be placed in the back yard.

Mr. Smith stated that this would leave no backyard for the residents since the property was rear loaded from an alleyway. He also stated that it would block the eye doctor's office more if it were shifted back.

The owner, Mr. Eaton, stated that they are trying to make the property much nicer than it is. We want people to live in historic homes not just doctor and attorneys'

offices. He said this also gives him the opportunity to add square footage to the home without impacting the integrity of the historic building.

Hale stated that the house is well kept.

Applegate agreed that everyone wants a garage with a home.

Janette asked if it would set precedence if the Board approved the request and stated that many of the other home lots are smaller and could not fit a garage to the side of the home.

Applegate stated that this would preserve integrity of the lot, since Oakland has changed a lot in this area, adding the garage would create a buffer from the commercial uses.

Janette asked what the furthest the garage could be moved back without impacting the windows. Mr. Smith answered approximately 18 inches.

Barron stated that moving the garage back would make the house and garage does not line up.

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

Drennan made a motion to approve the Certificate of Appropriateness for a garage addition at 348 Oakland Avenue, Applegate seconded, and the motion passed by a vote of 6-0 (Applegate ineligible for voting).

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 November 11, 2023, meeting.

- b. Approval of calendar for 2024.

Barron made a motion to approve the meeting calendar for 2024, Drennan seconded, and the motion passed by a vote of 6-0 (Applegate ineligible for voting).

6. Adjourn

Chair James stated without objection, the meeting was adjourned.

The meeting was adjourned at 6:31 p.m.