

ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

April 4, 2019

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, April 4, 2019, at 6:00 pm in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, York County, South Carolina.

MEMBERS PRESENT Phil Jerauld, Addie Mayfield Rutledge, Ashley Barron, and William Drennan

MEMBERS ABSENT Martin Goode, Michael James, and Jana Jeanette

STAFF PRESENT Janice Miller, Shana Marshburn, Leah Youngblood

3. **Approval of minutes from the December 6, 2018, regular meeting.**

Chair Jerauld called for a motion to approve the minutes from the December 6, 2018 meeting. Ashley Barron made a motion to approve the minutes. Phil Jerauld seconded and the motion carried unanimously 4-0 (Goode, James, and Jeanette absent).

4. **H-2019-01: Consider a Certificate of Appropriateness request by Rod Hicks, 1st Presbyterian Church, for partial demolition of existing chimney on the building located at 234 East Main Street, tax parcel 627-18-06-001. This property is an individually-listed historic designated property.**

Staff member Janice Miller presented the staff report and provided drone footage of the damage to the chimney.

Rod Hicks, 1517 Clarendon Place, applicant, narrated through a portion of the drone footage pointing out the specific areas in need of attention on the chimney.

Mrs. Barron asked whether the missing mortar was being repaired. Mr. Hicks stated that the mortar would be repaired and noted that the metal cap would be replaced.

Mr. Jerauld asked if there were any other areas on the chimney that were in need of repair. Mr. Hicks replied stating that there were other things but minor in nature such as the aging mortar. Mr. Jerauld questioned whether things would be addressed during the proposed work. Mr. Hicks stated that they intend on addressing everything from the new cap down.

Mr. Jerauld asked whether the slate roof would be examined for any problems.

Mrs. Miller stated that the cap would be taken off and the bricks dumped into the nonfunctioning chimney, therefore, there wouldn't be the possibility of brick falling and damaging the slate roof. She added that there had been some loss of brick over the last couple of years. She also added that if the chimney were to be left the way that it was, more serious damage could occur.

Mr. Hicks again approached the Board stating that he was the former Elder Chairman of Facilities at the church. He began to explain that nine months ago the church did their annual inspection of the church grounds and noticed that all of the brick needed some minor attention. He added that it wasn't until they began examining the gas pack unit that they noticed the deterioration of the chimney as they noticed vegetation growing from out of the chimney and fallen bricks. After noticing the damage, he stated that the church hired an engineering firm to examine the damage. He further explained that the church had received two bids in which they ended up going with the lowest one. The contractor that they ultimately decided to hire had been recommended by Winthrop University as they had performed repairs on their brick work and had done a great job. Once the permit was submitted for the work they learned that they would have to undergo asbestos testing as well as seeking approval from the Board to perform the work. He added that he'd suspected that work had been done to the chimney in the past and that it would become obvious if they

were to repair the chimney versus lowering it due to the difficulty in matching the mortar. He stated that the most prominent view of the chimney is on the side facing the bank rather than the others. He then explained that he'd been told that in the past both the steeple and the chimney had fallen during a bad storm; and that the chimney was also razed at one point. Mr. Hicks went on to explain the process when performing the chimney work which included material removal and protection of the roof.

Mr. Jerauld questioned the amount of time that it would take to complete the work. Mr. Hicks replied approximately two weeks.

Mr. Drennan asked if there were other areas of the church that had similar architectural design as the chimney. Mr. Hicks replied that there wasn't but that the archways were similar to what's on the bell tower.

There being no further discussion Mr. Jerauld called for a motion. Mrs. Rutledge made a motion to accept the hardship situation noting that the church had done a lot of planning. Mr. Jerauld seconded the motion and the motion carried unanimously, 4-0 (Goode, James, and Jeanette absent).

6. Other Business

a. Update on brick accessory structure located at 114 North Confederate Avenue. Mrs. Miller stated that the Board granted a Certificate of Appropriateness in October of 2018. She reminded the Board that they'd requested to be updated by the April 2019 meeting regarding whether anything had happened. The Board was briefed that:

- there had been no repair permits pulled;
- no visible work had been done to the garage;
- there'd been no word on the neighborhood volunteering to help with repair efforts; and
- after April 30, 2019, the Department of Housing and Neighborhood Services would pull a demolition permit.

b. Certificates of Appropriateness approved by staff. No comments received.

c. The Board was briefed on upcoming continuing education opportunities.

7. Adjourn

There being no other business, the meeting adjourned at 6:30 PM.