

## ROCK HILL BOARD OF HISTORIC REVIEW

City of Rock Hill, South Carolina

September 5, 2019

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, September 5, 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, William Drennan, Jana Jeanette, Ashley Barron and Martin Goode

**MEMBERS ABSENT** Michael James

**STAFF PRESENT** Janice Miller, Shana Marshburn

### 3. Approval of minutes from the August 1, 2019, regular meeting.

Chair Jerauld called for a motion to approve the minutes from the August 1, 2019, meeting. Martin Goode made a motion to approve the minutes. Mr. Jerauld seconded and the motion carried unanimously 6-0 (James absent).

### 4. H-2019-04: Consider a Certificate of Appropriateness request from Lanford & Associates and Walk2Campus for a second floor addition on the building located at 113 Hampton Street, which is part of the Downtown Old Town Area Historic District. This item was deferred at the August 1 public hearing.

Staff member Janice Miller reported that as requested by the Board during the August meeting, staff was able to arrange a meeting between the applicant, Planning and Development staff, and the Miner sisters, owners of 109 Hampton Street, in an effort to reach a compromise. She added that there was an email chain that went back and forth after the meeting, and that the Miner sisters agreed that they would no longer oppose the request.

Mrs. Miller gave a brief recap of the request while showing images of the property to the Board and offered to show the Board the original presentation, if needed.

The Board did not have any questions for Mrs. Miller.

Mr. Jerauld called for any members from the audience that wished to speak.

Anthony Brown, 704 Loretto Lane, Fort Mill, representing the owners of 109 Hampton Street, stated the owners were agreeable to the changes that had been made. He also read from a letter that the Miner sisters had prepared for the Board.

With no additional members of the audience wishing to speak, Mr. Jerauld called for a motion. Martin Goode made a motion to approve and Mr. Jerauld seconded the motion.

Mrs. Miller asked whether the Board would like to add any conditions to the motion. Mrs. Barron added that suggestions regarding the secondary façade finish and light fixtures be added to the motion,

Mrs. Rutledge added that she thought that all parties involved did a great job of coming together to reach a compromise.

Mr. Jerauld called for a vote for the amended motion. The motion carried unanimously 6-0 (James absent).

### 5) H-2019-05: Consider a Certificate of Appropriateness request from Southern Builders to replace the front door and sidelights, and front porch columns on the building located at 417 East White Street, which is part of the Reid Street/North Confederate Avenue Area Historic District.

Mrs. Miller presented the staff report.

Mrs. Barron asked whether Southern Builders would be using the house as their business office. Mrs. Miller replied stating that they would.

There being no further discussion, Mr. Jerauld called for a motion. Mr. Drennan made a motion to approve subject to staffs' recommendations that the columns be painted; that the door measure 42-inches to match the original; the window light size the horizontal paneling of the doors; and that the door be solid wood. Mrs. Barron seconded the

motion. The motion carried unanimously 6-0 (James absent).

After the vote, Mr. Jerauld asked Mrs. Miller if the door would be a bit wider than 42 inches and whether the Board would need to make this stipulation. Mrs. Miller replied stating that the motion would need to be amended if the Board wanted to specify a range of allowed measurements for the door. Mrs. Barron asked if the original door was 42-inches. Mrs. Miller answered by stating that the 42-inch measurement was obtained from the Certificate of Appropriateness application, that the door that was pictured in 1988 was a fill-in, but that the original surround had been kept. She added that this was a common practice and went on to explain how this would have been done.

Mr. Drennan asked whether he could make an amendment to allow for the size of the door to range from 42 to 48 inches. Mrs. Miller stated that this was fine. Mr. Jerauld called for a vote for the amended motion. The motion carried unanimously 6-0 (James absent).

**6) H-2019-06: Consider a Certificate of Appropriateness request from Rodney Redmon to install windows and construct a patio on the East Black Street façade of the building located at 125 Elk Avenue, which is part of the Downtown Old Town Area Historic District.**

Staff member Janice Miller presented the staff report.

Mr. Jerauld asked whether the patio would include an awning. Mrs. Miller stated that staff had not received a request for an awning but that this could be placed on the Certificate of Appropriateness in the form of a suggestion.

Rachel Pierce of Vinyet Architecture, 127 Caldwell Street, approached the Board and stated that she was available to answer any questions regarding the request, if needed.

There being no further members of the audience wishing to speak, Mr. Jerauld called for a motion. Ms. Jeanette made a motion to approve. Mrs. Rutledge seconded the motion and the motion carried unanimously 6-0 (James absent).

**6. Other Business**

**a. Election of Officers.**

-Mr. Goode nominated Mr. Jerauld for reelection as Chair. Mrs. Rutledge seconded, and the motion carried unanimously by a vote of 6-0 (James absent).

-Mrs. Barron nominated Mr. Goode for reelection as Vice Chair. Mr. Jerauld seconded, and the motion carried unanimously by a vote of 6-0 (James absent).

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

**c. Mrs. Miller provided an update on members' continuing education status.**

**d. RSVP for October 8<sup>th</sup> Boards and Commissions dinner and RSVP for BHR meetings when packets are received.**

**7. Adjourn**

There being no further business Mr. Drennan made a motion to adjourn. Mr. Jerauld seconded the motion and the motion carried unanimously 6-0 (James absent) and the meeting adjourned at 6:31 PM.