



Board of Historic Review

Regular Business Meeting & Public Hearing
October 06, 2022
6:00 p.m.

AGENDA

- I. Pledge of Allegiance
- II. Call to Order
- III. Approval of Meeting Minutes: September 1st, 2022, Regular Business Meeting & Public Hearing

Public Hearings

- IV. **H-2022-05:** Hold Public Hearing & consider Certificate of Appropriateness request by Rachel Pierce for replacement windows and light fixtures; addition of an awning; various building repairs and maintenance work; and site improvements at 538 South Dave Lyle Blvd. This is the Afro-American Insurance Building, an individually designated local historic property, tax parcel 598-24-01-017.

Other Business

- V. Staff Updates
 - COA Administrative Approvals
 - Historic Preservation Permitting & COA Inquiries
 - Continuing Education
 - Other Updates
 - *FY2022 Federal Historic Preservation Grant*
 - *Historic Review Newsletter*
 - *State Historic Markers*
 - *National Register*
 - *October 11, 2022, Boards & Commissions Appreciation Dinner at Manchester Lakeside Pavilion*
- VI. Adjourn

Location:	538 South Dave Lyle Boulevard, Tax Map #598-24-01-017
Historic Name:	African American Insurance Building
Current Use:	Vacant (Commercial)
Request:	Replace windows and light fixtures; addition of an awning; various building repairs and maintenance work; and site improvements
Applicant/Owner:	Rachel Pierce, Vinyet Architecture 312 Pendleton St. Rock Hill, SC 29730

Site Description

The Afro-American Insurance Company Building, a 2-story brick commercial building located at 538 South Dave Lyle Boulevard (formerly known as 538 Trade Street), is its own locally designated historic district and is listed on the National Register of Historic Places. It has major historical significance for its association with the development of commerce in the African American community of Rock Hill and as an example of the work of William W. Smith, an African American architect and builder out of Charlotte, N.C. The New Mt. Olivet AME Zion Church across the street is also its own locally designated historic district and on the National Register of Historic Places.



VICINITY MAP

The contribution of African American citizens to the economic and cultural life of Rock Hill has been significant. In the early part of this century, most of the carpenters, bricklayers, stonemasons, barbers and tailors in Rock Hill were African American and most African American owned businesses were located on Trade Street. Unfortunately, urban renewal projects in the 1960's removed most of these buildings. The Afro-American Insurance Company Building is unique in that it was an African American owned business designed and probably built by an African American man for use by African American owned businesses.

The building was constructed about 1909, housing the local office of the Afro-American Insurance Company, which had offices in several southeastern states and was one of several insurance companies owned and operated by African Americans marketed in the black neighborhoods of cities. The company's building in Rock Hill became an impressive symbol of the evidence of the growing market for business and financial services within the emerging African American middle class.

The designer of the building was William W. Smith (1862-1937) of Charlotte, who began as a brick mason and eventually became an experienced designer and builder. His buildings include Galer Hall and Ballard Hall on the campus of Livingstone College in Salisbury, N.C. and Grace A.M.E. Zion Church in Charlotte (1902). He also designed the Mecklenburg Investment Company Building (1922), the first office building in Charlotte built and owned by African Americans for black businesses. Smith's buildings show evidence of skilled and imaginative brick masonry work.

The Afro-American Insurance Company Building shares a number of common elements with Smith's other buildings. These include a formal composition, use of some Classical elements, strong use of corbelling, and mixture of different colors of bricks. Smith's status as an important black designer and builder in the region adds significance to the building. Although never a registered architect, he played an important role in designing buildings for the African American community.

Both the first and second floors of the building have housed businesses such as a restaurant, grocery stores, the Friendly Aid Society, and seafood shops in addition to the insurance office. Alterations made in later years include the bulkhead and metal awning at storefront.

COA HISTORY

COA	DATE	APPLICANT	REQUEST	STATUS	NOTES
1116	1/22/2020	Rickey Young	Install awning as shown on historic photos	Staff Approval	photograph evidence
1102	9/25/2019	Rickey Young	General exterior repairs	Staff Approval	Like materials
741	8/5/2010	Rickey Young	Window repair	Staff Approval	
677	6/8/2009	Rickey Young	Replace rear wood doors with steel doors	Staff Approval	
625	3/3/2008	Rickey Young	Replace replacement windows, retain original wood sashes	Staff Approval	Staff Approval based upon discussion with SHPO

Proposal

Consider a Certificate of Appropriateness request by Rachel Pierce to repair and restore existing doorframes, doors, roof, gutters, downspouts, brick façade and trim; replace windows and non-compliant light fixtures; repaint exterior; and add a canvas awning. The front and sides of the building are highly visible at a busy intersection near downtown Rock Hill. It is along a corridor that serves as a minor gateway to the downtown area and to the historically African American center of town. This corridor also provides accessibility to Clinton College and other cultural assets nearby. Due to the building's prominent location, unique architectural character, and historic significance, the Board is being asked to review this proposed COA to ensure the proposal will be consistent with the adopted Historic Design Guidelines based on your Standards of Review.

Standards of Review

The Board must use the following standards of review when considering requests for Certificates of Appropriateness. Staff comments follow each review question.

- 1) *Will the changes affect the exterior appearance of the property?* The proposed changes will result in the building being restored to appear more like the historic look of the building.
 - 2) *Will the change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district?* Yes, the materials being proposed are generally accepted materials used in historic districts and as a result should be in line with and more complementary to the character and qualities of the original building design.
 - 3) *Will the request create a negative or positive impact on the surrounding historic district?* The proposed improvements should have a positive impact on the district by returning the building closer to its original appearance, extending the building's life cycle, and preserving it as a major cultural symbol for the African American community and the City at large.
 - 4) *Does the request comply with the specific standards of the Historic Design Guidelines?* The proposed replacements appear to be generally consistent with the Historic regulations by opting to restore and repair original elements or replacing elements with material more like the original. Although not an original feature, the guidelines say the proposed canvas awning is appropriate and preferable to the metal awning that was a later add on. The next section will explore this more.
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Design Review Guideline Manual

PROPOSAL	GUIDELINES	FINDINGS
REPLACEMENT		
REPLACE EXISTING SIDE WINDOWS WITH 1/1 DOUBLE HUNG ALUMINUM CLAD WOOD WINDOWS REPLACE EXISTING RIGHT SIDE SMALL WINDOWS WITH FIXED ALUMINUM CLAD WOOD WINDOWS	B3) WINDOWS Upper façade windows should retain original dimensions and details. a. Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained. Window details such as decorative wood or sheet metal cornices should be preserved and maintained. b. Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials. c. If original windows are missing and pictorial evidence is not available, replacement windows are to be of one-over-one sash configuration. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed. Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish or other materials that may be deemed acceptable by the Board. Raw or unpainted aluminum windows should not be installed. Please refer to General Guidelines for Rehabilitation regarding the use of substitute materials.	Window replacements are similar to what are found in historic photos and in survey card Existing windows are not worth saving or consistent with historic design and materials Existing openings are maintained
ROOF REPLACEMENT EXISTING TRIM TO BE PREPPED FOR NEW PAINT – REPLACE EXISTING FLASHING AND SHINGLES	a. The original roof form should be preserved. Roof forms and pitch should not be altered on primary or readily visible secondary facades. Original roofs should not be raised for additional stories.	No appearance changes will be evident and architectural vents at top are being saved with mitigation measures in place during reroofing HVAC is located on the roof out of sight
REPLACE GUTTER AND DOWNSPOUTS WITH NEW 5" HALF ROUND GUTTER AND 4" DOWNSPOUTS. FINISH TO MATCH BRICK	General guidelines say to be in historic character.	Will be consistent with historic rounded gutters and downspouts
REPLACE OUTDOOR LIGHTING FIXTURES	A8) LIGHT FIXTURES Light fixtures in the Downtown zoning district should reinforce the Downtown character. The introduction of traditional light fixtures is appropriate. Downtown Rock Hill has re-introduced historic designs for street lighting into this area. These fixtures are generally of cast iron or similar types of metal and have globes based on historic precedents. As Downtown has become an evening destination for residents and visitors, these fixtures have added to the historic atmosphere of the area. New exterior lighting should be simple in design. Exterior lighting designs should be reproductions of fixtures for residences built between 1880 and 1940, or of a simple contemporary design. "Williamsburg" carriage lights and other designs of the 18th and early 19th century are not appropriate for Rock Hill's districts and should be avoided. Security lighting mounted at eaves or at rooflines on residences is appropriate as long as the fixtures and the path of illumination are located on secondary or rear	Will replace with appropriate historically compatible fixtures Would like to see examples for the board to assess Exterior lights are to be located in the door recesses

	façades.	
REPLACE EXISTING SIDE DOORS WITH NEW	b. The rehabilitation of historic entrances should follow the original design if such evidence is available such as historic photographs or "ghosts" of original doors. If such evidence is not available, new doors of wood and glass in historic designs should be installed. Doors of single light and glass are the most appropriate for downtown Rock Hill.	Side doors not original to the building
REPAIR & RESTORE		
REPAIR STOREFRONT AS REQUIRED REPAIR TRIM AS REQUIRED; REPAINT TO MATCH EXISTING CLEAN AND REPAIR BRICK AS REQUIRED	E2) EXTERIOR SIDING b. The use of high-pressure or abrasive cleaning methods is not appropriate for maintenance as it destroys wood siding. It is best to use the least destructive method possible to clean exterior siding.	Using gentle nonabrasive method for cleaning
SALVAGE FRONT DOORS; REPAIR AND REINSTALL WITH NEW HARDWARE TO SWING OUT PNT	B2) ENTRANCES a. Original entrances should be retained. Original doors and transoms over doors should be retained. Original door openings should not be enclosed or reduced in size, and transoms should not be enclosed, covered, or obscured. Original designs and dimensions of recessed entrances should be retained. Original doors and transoms should not be removed and replaced unless extensive deterioration is demonstrated. b. The rehabilitation of historic entrances should follow the original design if such evidence is available such as historic photographs or "ghosts" of original doors. If such evidence is not available, new doors of wood and glass in historic designs should be installed. Doors of single light and glass are the most appropriate for downtown Rock Hill.	Front doors original and are being restored
ADDITIONS		
NEW CANVAS AWNING ON AN ALUMINUM FRAME; COLOR TO MATCH DOOR PAINT	B8) AWNINGS & CANOPIES a. The retention of existing awnings and the introduction of new awnings into the Downtown area is encouraged. b. Original canopies or awnings of wood and metal construction should be retained and preserved. For existing metal awnings, the application of a canvas overlay is encouraged. c. The installation of traditional fixed awnings or manually-operated retractable canvas awnings at appropriate storefront locations is allowed. Canvas, vinyl-coated canvas, and acrylic-coated canvas are the most appropriate awning materials for pre-1940 commercial buildings. Metal awnings in the Downtown area should not be installed.	Canvas awnings preferred to metal in downtown area The metal awning in historic photos was added later, but awnings are appropriate in commercial storefronts

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- September 16: BHR public hearing advertisement published in *The Herald*.
- September 16: Public hearing notification signs posted on subject property.
- September 16: Public hearing notification postcards sent to property owners within 350 feet of the subject property.

Public Feedback

Staff has not received any communications to date.

RECOMMENDATION

Staff recommends approval of this request subject to the condition that replacement materials are like for like or are more in line with the original historic materials, particularly with respect to exterior lighting fixtures; repair and restorations are being made where possible and will be cleaned with the least abrasive method possible; and the addition of a canvas awning is preferable to metal even though not original to building.

Attachments

- Certificate of Appropriateness (COA) Application
 - Photos
 - Proposed Building Elevations
 - Proposed Site Plan
 - 1988 Historic Survey Card
-

Staff Contact: Bryman Suttle, Planner
Historic Preservation Administrator
Bryman.Suttle@cityofrockhill.com
803.329.5674

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Plan Tracking # _____ Date Received: _____ Case # H- _____ or COA # _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 538 S Dave Lyle Street, Rock Hill, SC

Tax parcel number of subject property: 5 9 8 - 2 4 - 0 1 - 0 1 7

Property restrictions

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 X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Rachel Pierce	312 Pendleton St, Rock Hill, SC 29730	803-324-5531	rachel@vin-yet.com

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Architect

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.

Signature: _____ Date : 03.18.22

If you are not the owner of the subject property, the *property owner* must complete this box.

Name of property owner: _____

If property owner is an organization/corporation, name of person authorized to represent its property interests:

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

Signature: _____ Date: _____

Preferred phone number: _____ Email address: _____

Mailing address: _____

INFORMATION ABOUT REQUEST

General description of your request

Renovate Property with minimum exterior renovations to include the following:

Replace existing windows with period appropriate windows on all facades.

Repair existing door frames and refinish existing doors on front facade.

Replace non compliant light fixtures with compliant period appropriate light fixtures.

Repaint exterior facades with existing colors.

On what area(s) of the structure is the being working proposed (e.g., foundation, back porch, front door, roof)?

New roof structure and new floor joist on second floor, Slab on grade to be provided.

What is the approximate size of the area being renovated (if applicable)? 1,868 sf

Standards of review

The questions below are the general standards of review the Board of Historic Review must consider when determining whether your request may be granted. Please give your assessment of each question as it relates to your request.

1. Will the proposed change affect the exterior appearance of the property? Explain your response.

Yes, however, no changes will affect the front facing elevation. All new windows to match the character of the historical windows. All new paint to match existing condition of the house.

2. Will the proposed change be consistent with historical, architectural, or other relevant qualities of the property or surrounding historic district? Explain your response.

Yes. See response for question #1.

3. Will the request create a negative or positive impact on the surrounding historic district? Explain your response.

The request will have a positive impact on the surrounding historic district by returning
the currently vacant building to an occupied business with the necessary repairs and
cosmetic renovations made without changing the character of the original structure.

4. 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, no changes will be made to alter the aesthetic of the building. Necessary repairs of the
structure are essential to the structural integrity of the building.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Board of Historic Review may request other exhibits as well.

- Drawing of proposed modifications, if available.
- Site plans for additions, new construction, accessory structures, etc.
- Photos of the area proposed to be changed.
- Information about the proposed materials to be used.
- Information about the proposed colors to be used.

Refer to Plans for all above information.



538 Dave Lyle Blvd., Rock Hill SC

General description

Front/Brick walls/Windows/Front door

No substantial alterations are proposed to the front area. The front portion of the building will be rebuilt to the historic configurations; the elements are far deteriorated and replicating material will be used to restore and strengthen the original configurations. Also, an awning, non-metal, replicating the original design of the building across the display windows will be replaced. Therefore, to repair any area that will propose a problem to deterioration in the future.

No substantial alterations are proposed to the brick walls; however, the front area bricks will be cleaned with a brush, no pressure washing; the overgrowth of the tree on the roof will be removed and the area of concentration will be repaired to avoid further damage. The sides and back on the building will be painted with the existing or similar color. Also, flashing will be renewed to avoid further damage.

The windows will be retained and repaired; therefore, broken glass will be replaced, wooden trimming that have deteriorated or damaged will be replaced with replicating material. Wooden elements will be scraped, sanded and repainted.

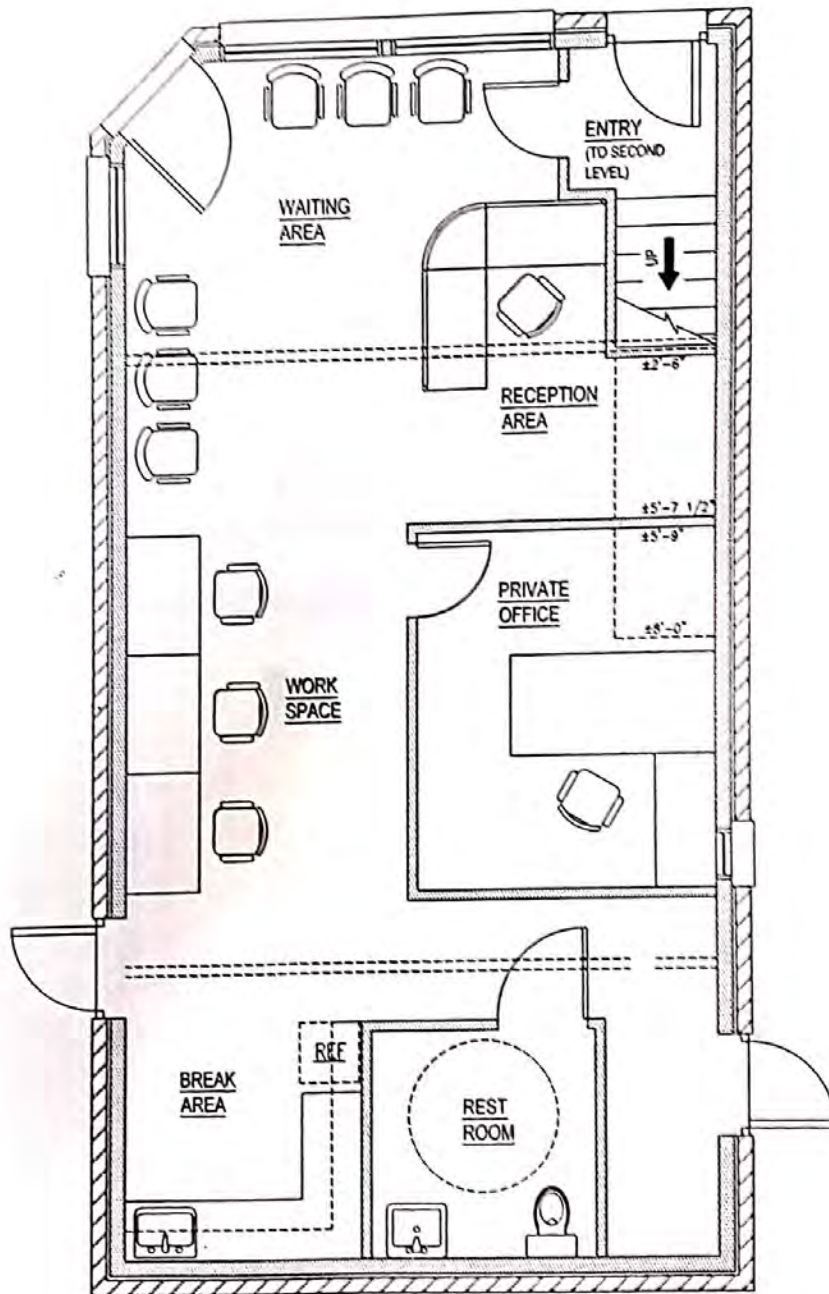
Front doors will be repaired and retained in place. Therefore, new weather stripping will be applied; the hinges and doorknobs will be cleaned and oiled to avoid further damage of deterioration. Also, the wooden surface of the door will be scraped, sanded of any loose peeling paint which will be followed with prime and paint. The glass will be replaced with replicated new material.

- # 2 Southern Pine/1x4/1x8/1x6/2x4/2x6/Shingles/Flashing

The Landscaping will be updated to compliment the updating of the building with the removal of the "stump" that sits to the right side of the building. In addition, the grassy area will be reseeded and the existing landscaping around the building will be secured with pine needles landscaping material.

The proposed building will be used as a business office area, coworking areas a virtual office. The platform for the indie workers, contractors, and business owners that maybe independently owned. Continued plans are to cater to many of the entrepreneur needs such as: private offices, co-working, virtual office area and private office needs.

Also, the open areas of floorplans will allow space for small gatherings to many businesses that may need space for rent after hours.



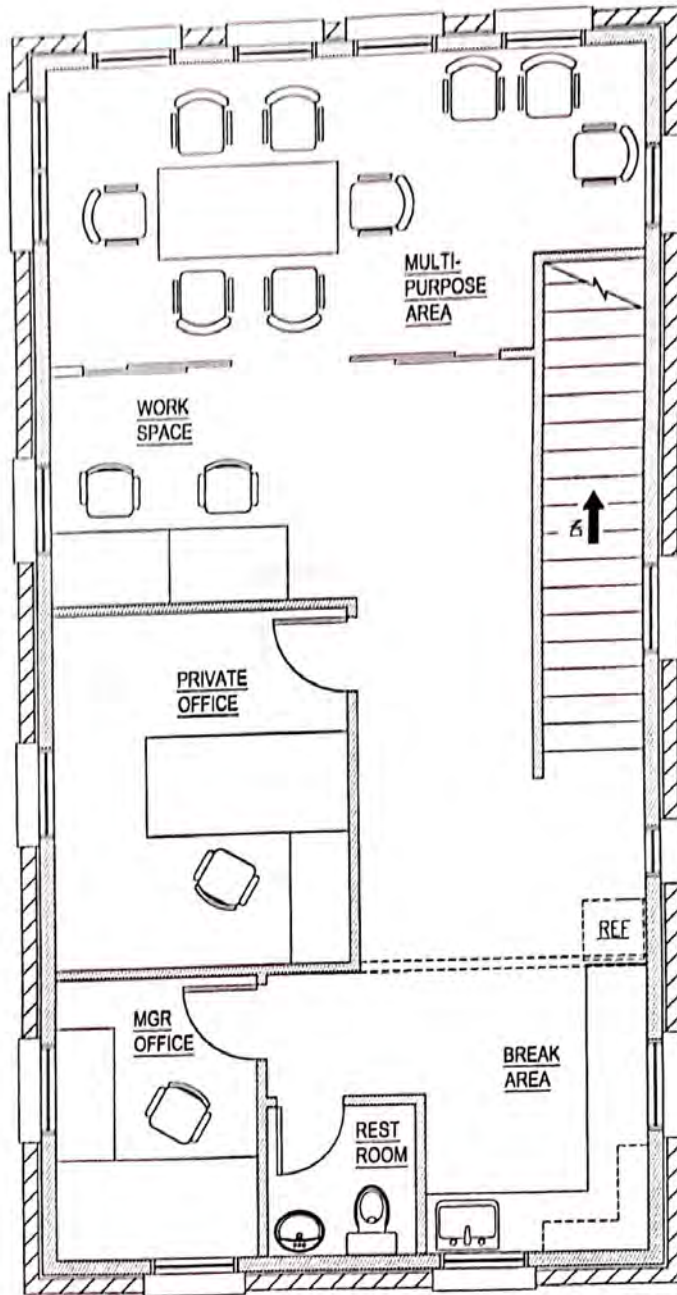
538 DAVE LYLE BLVD S
 ROCK HILL, SC 29730

FLOOR PLAN - FIRST LEVEL

SCALE:
 1/4" = 1'-0"

DATE:
 02/07/2020

DWG NO.
 538A1



538 DAVE LYLE BLVD S
ROCK HILL, SC 29730

FLOOR PLAN - SECOND LEVEL

SCALE:
1/4" = 1'-0"

DATE:
02/07/2020

DWG NO:
538A2

View



Google







Right door







With offices in

Left hand door



OSB SHEATHING
HDD-DM-400
WALLS / FLOORS
GRADE PANELS
1/8 INCH AT EDGES
1/8 INCH AT JOINTS

FOR PROPER
PERFORMANCE PANELS
MUST BE INSTALLED IN
ACCORDANCE WITH
APA RECOMMENDATIONS
APA PRODUCT SUPPORT
620-7400
FOR DETAILS
SEE HANDBOOK
OR VISIT
WWW.APA-OSB.COM
FOR MORE INFORMATION
CALL 800-648-6893
OR VISIT
WWW.APA-OSB.COM
MADE IN USA



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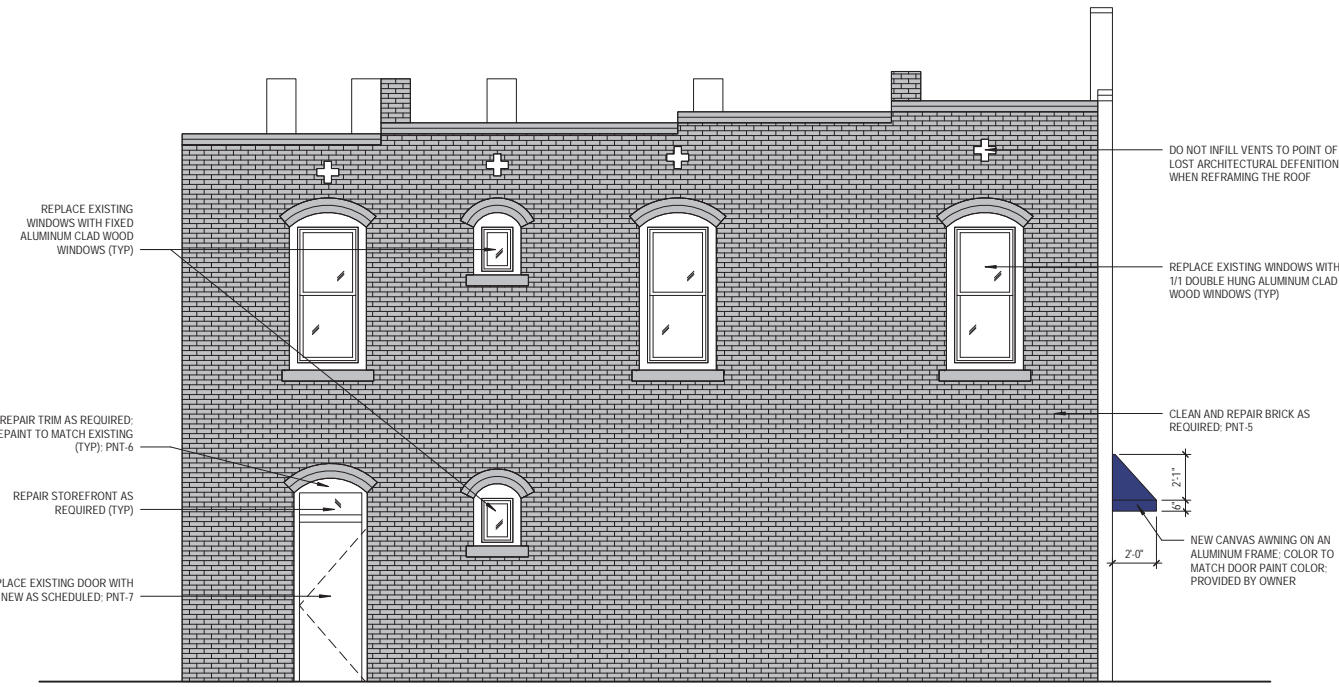
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4 POND ST ELEVATION

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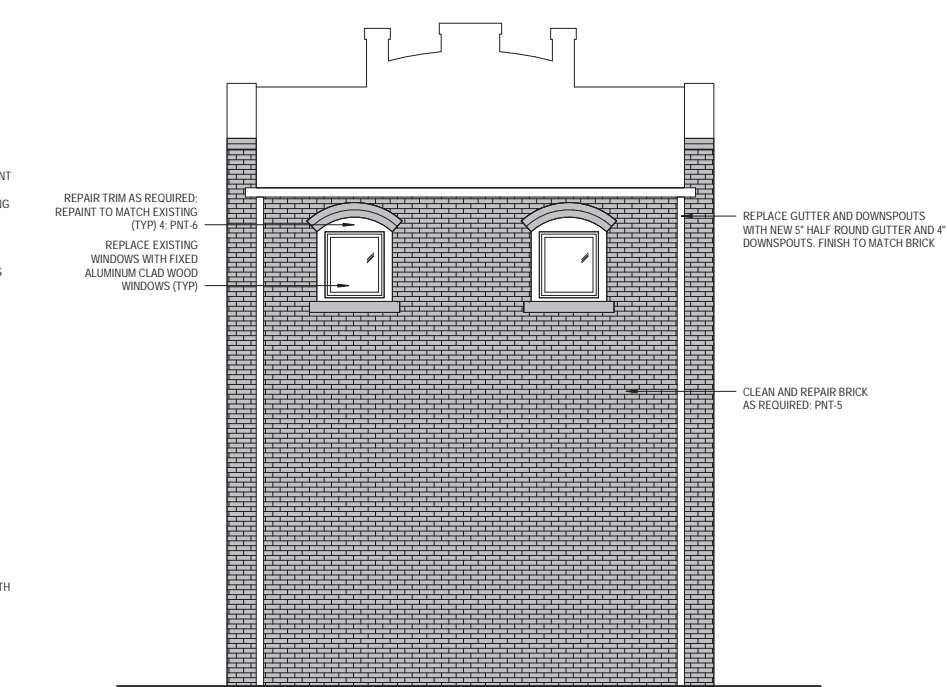
1 DAVE LYLE ELEVATION

A201 | 1/4" = 1'-0"



3 PARKING ELEVATION

A201 | 1/4" = 1'-0"



2 REAR ELEVATION

A201 | 1/4" = 1'-0"

ELEVATION NOTES:

- SEAMING, BREAK POINTS, PATTERNS, AND MATERIAL LENGTHS FOR ALL EXTERIOR MATERIALS INCLUDING SIDING, COPING, ROOFING, ETC. TO BE CENTERED ON THAT BUILDING ELEMENT OR LOCATED AT A NATURAL BREAK IN THE BUILDING. CONTACT ARCHITECT FOR SEAM LOCATION IF ONE IS NOT APPARENT.
- ALL EXTERIOR EXPOSED WOOD FRAMING (STUDS, BEAMS, RIM BOARDS, JOISTS, AND LEDGERS) TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. CONTRACTOR TO WEATHERIZE ANY PRESSURE TREATED WOOD TO BE STAINED OR PAINTED.
- ALL EXTERIOR EXPOSED STEEL TO BE SHOP-PRIMED WITH PPG MULTIPRIME 94-258 STRUCTURAL PRIMER AND THEN FINISHED WITH PPG SIL-SHIELD 95-5000. COLOR TO BE DETERMINED. SUBMIT COATING SPECIFICATIONS AND DRAWDOWN TO ARCHITECT FOR APPROVAL.
- REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATIONS.
- SEALANT TO BE SIKAFLEX POLYURETHANE SEALANT. COLOR MATCH TO ADJACENT BUILDING SURFACE.
- CONTRACTOR TO REPAIR OR REPLACE EXTERIOR ELEMENTS THAT PRESENT WITH WATER DAMAGE OR LEAKS UPON INSPECTION OF THE BUILDING.
- REPLACE ALL EXISTING WINDOWS WITH 1/1 DOUBLE HUNG ALUMINUM CLAD WOOD WINDOWS. CONTRACTOR TO SUBMIT SPECIFICATION PRIOR TO PURCHASE.
- PREP ALL PREVIOUSLY PAINTED SURFACES TO LIKE NEW TO RECEIVE NEW PAINT.

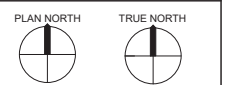


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Revision Schedule		
Rev #	Revision Description	Date

DESIGN ARCHITECT- STEVYN BUIE



538 Dave Lyle
 538 Dave Lyle, Rock Hill, SC 29730

ELEVATIONS

A2136	06.07.22
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A201

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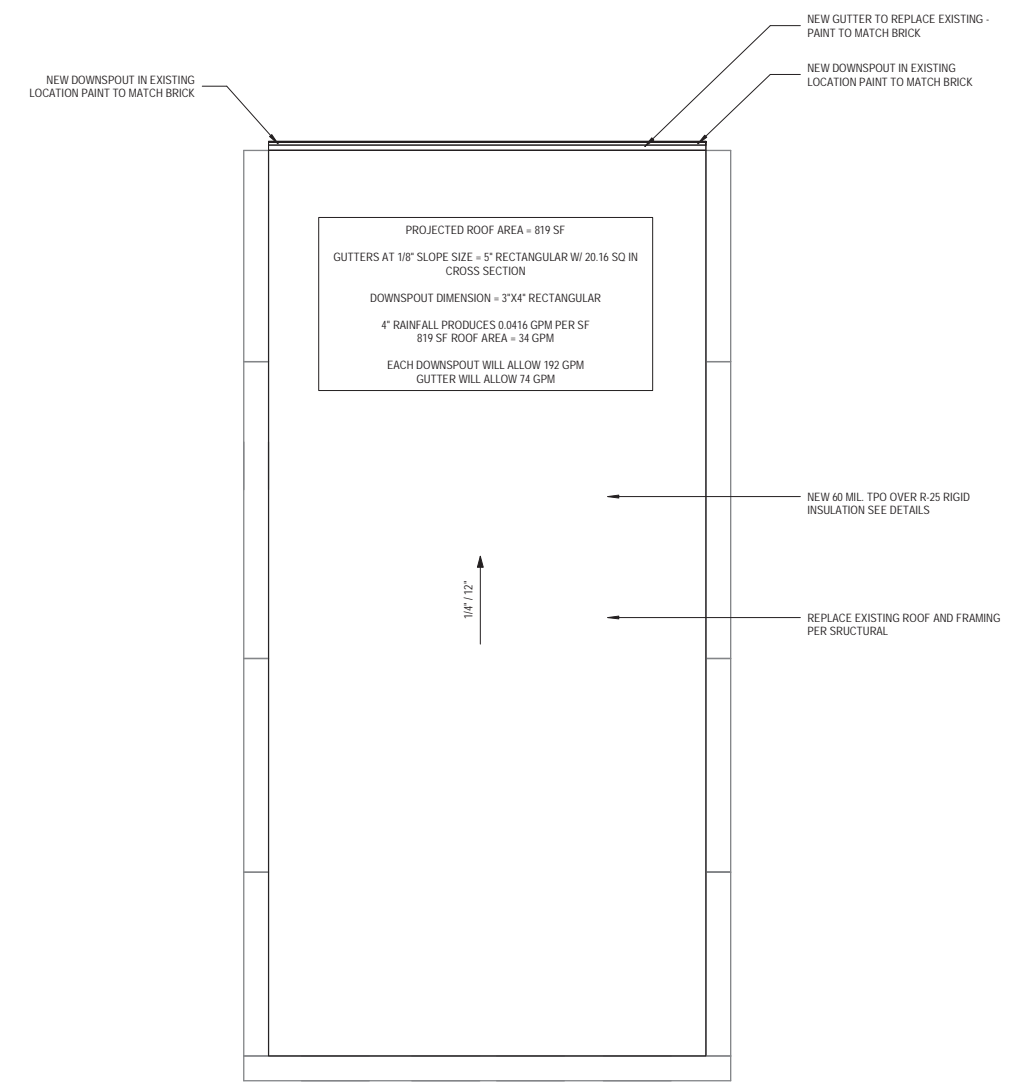
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ROOF PLAN NOTES:

- G.C. TO COORDINATE EXACT LOCATIONS OF ANY ROOF PENETRATIONS WITH OTHER TRADES AND LOCAL JURISDICTION CODE REQUIREMENTS. SEE STRUCTURAL DRAWINGS FOR TYPICAL FRAMING AT ROOF OPENINGS. COORDINATE FINAL SIZES WITH EQUIPMENT CURB REQUIREMENTS.
- SECONDARY ROOF DRAINAGE SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY DISCHARGE. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.
- TAPERED INSULATION ROOF CRICKETS SHALL BE SLOPED AT A MIN 1/4" PER 12". COORDINATE CRICKET LOCATIONS AT MECHANICAL CURB WITH G.C. PROVIDE MANUFACTURER RECOMMENDED COUNTER SLOPE AT DRAIN LOCATIONS ENSURE POSITIVE DRAINAGE.
- INSTALL ALL ROOFING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- WALKWAY PATH LOCATION SHOWN IS SUGGESTED LOCATIONS ONLY. IN ADDITION, PROVIDE WALKMATS AT ALL HVAC SERVICE AREAS OF ROOFTOP EQUIPMENT PER MANUFACTURER.
- LOCATE ALL PLUMBING VENTS, EXHAUST FLUES, FAN HOODS AND SIMILAR ROOFTOP EQUIPMENT IN LOCATIONS THAT ARE MOST HIDDEN FROM VIEW FROM ALL PUBLIC AND PRIVATE STREETS. TO THE EXTENT POSSIBLE, LOCATE SUCH ITEMS BEHIND RIDGES AND PAINT TO BLEND IN WITH THE BACKGROUND ROOFING MATERIAL.



1 ROOF PLAN
A103 1/4" = 1'-0"

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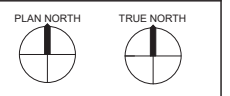
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Revision Schedule		
Rev #	Revision Description	Date

DESIGN ARCHITECT- STEVYN BUIE

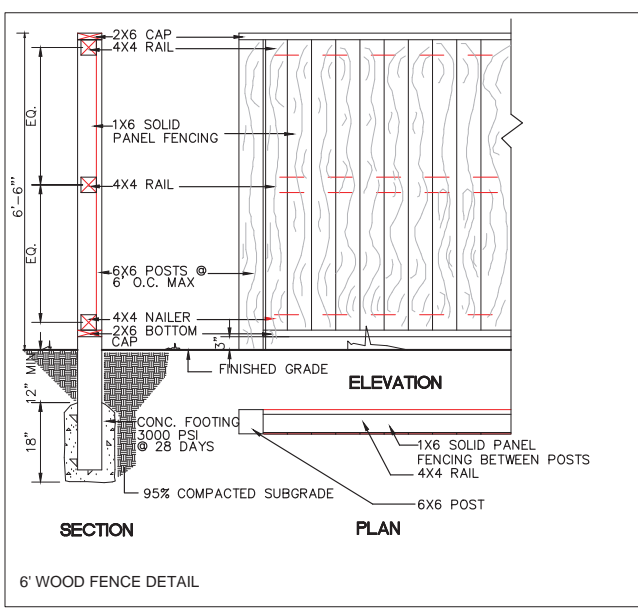
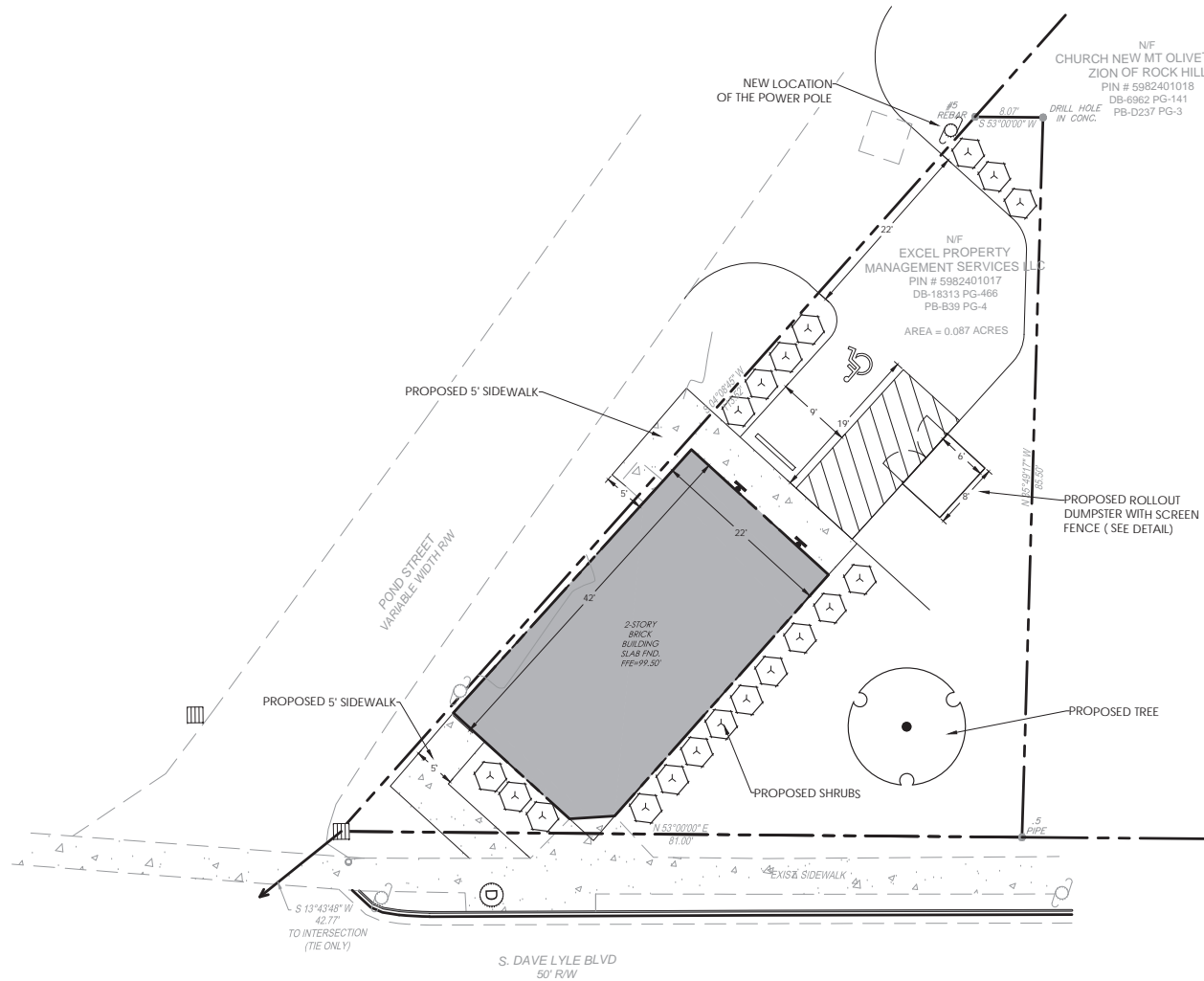


538 Dave Lyle
538 Dave Lyle, Rock Hill, SC 29730

ROOF PLANS

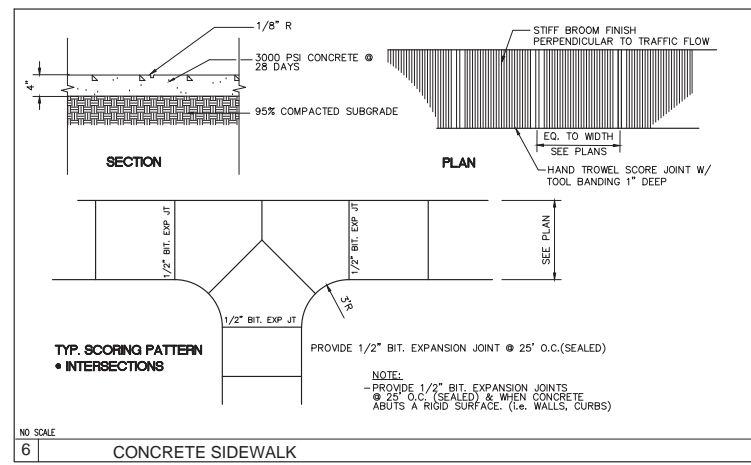
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A103

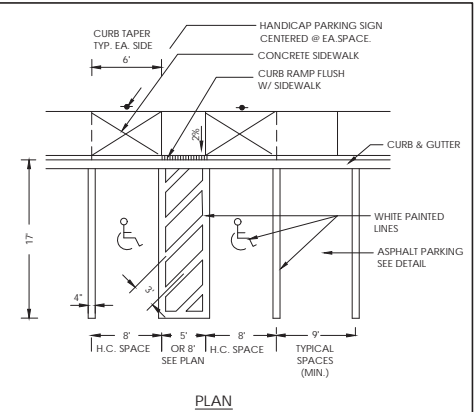


VICINITY MAP
SCALE: N.T.S.

SITE DATA TABLE	
PARCEL ID	5982401017
LOCATION	538 DAVE LYLE BLVD S, ROCK HILL, SC, 29730
JURISDICTION	YORK COUNTY
OWNER	
	XXXX
ZONING	XXXXXX
TOTAL PARCEL AREA	0.08 AC
EXIST. BUILDING	42' X 22' = 924SF X 2 STORES = 1,848 SF
MAJOR ROAD SETBACK	N/A
MINOR ROAD SETBACK	N/A
NON-RESIDENTIAL SETBACK	N/A
RESIDENTIAL ZONING SETBACK	N/A
PARKING SPACES REQUIRED	1 SPACE
PARKING SPACES PROVIDED	1 SPACE
FEMA MAP NUMBER	45091C0316E
FEMA MAP DATE	9/26/2008
WATERSHED	
SOIL TYPES	
TRASH COLLECTION	1 ROLLOUT DUMPSTER
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	



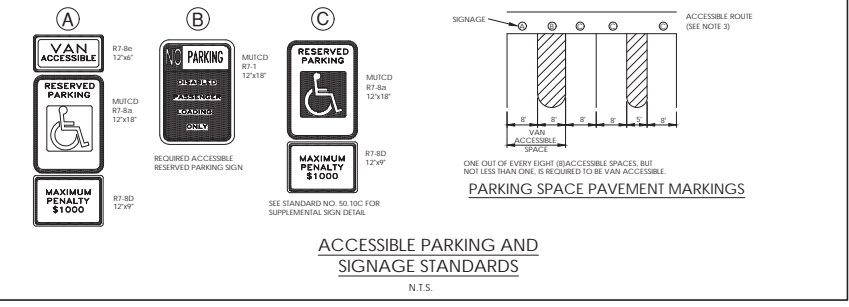
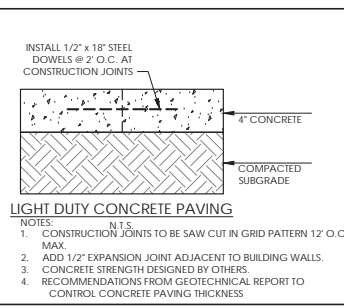
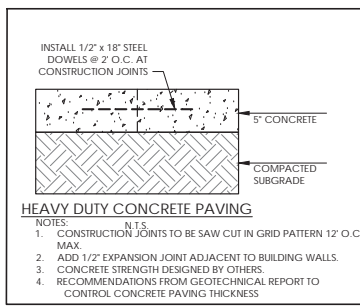
ACCESSIBLE PARKING REQUIREMENTS		
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES



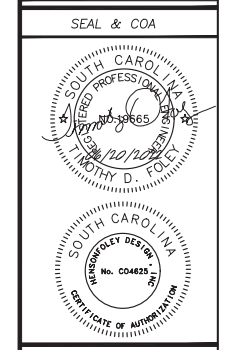
IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	3,484 SF	0.080 AC	N/A
EXISTING BUILDING	924 SF	0.02 AC	26.52 %
PROPOSED PAVEMENT	791 SF	0.02 AC	22.70 %
PROPOSED CONCRETE	297 SF	0.01 AC	8.52 %
MISC IMPERVIOUS	100 SF	0.00 AC	2.87 %
TOTAL IMPERVIOUS	2,112 SF	0.05 AC	60.62 %
TOTAL PERVIOUS	1,372 SF	0.03 AC	39.38 %

- NOTES:
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN IN ACCORDANCE WITH THE YORK COUNTY CODE.
 - SIGHT LIGHTING BY OTHERS
 - SIGN PERMITTING BY OTHERS
 - THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT
 - BUILDING FOOTPRINT FOR REFERENCE ONLY. SEE ARCHITECTS PLANS FOR BUILDING DIMENSIONS AND STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

LEGEND			
	PROJECT BOUNDARY		BUILDING HATCH
	PROPOSED BUILDING		FULL DEPTH ASPHALT
	CURB AND GUTTER		SIDEWALK
	BUILDING SETBACK		HEAVY DUTY PAVEMENT
	IRRIGATION CONDUIT		COMPACT CAR SPACE
	EXISTING SURVEY		HANDICAPPED PARKING SYMBOL
	STOP SIGN W/ WHITE STOP BAR		PARKING ROW COUNT



NO.	DATE	REVISION	BY



CONSULTANT INFORMATION	
PROJECT MANAGER:	TDF
DRAWN BY:	MFG
CHECKED BY:	TDF
FILE NAME:	
PROJECT NO.:	221113

FOR YORK COUNTY USE ONLY
APPROVED
Subject to York County Code of Ordinances by initials and date below.
Reviewer: _____ Date: _____
Zoning: _____
Eav Comp: _____
Changes/Alterations to this plan may void permit #.

PROJECT INFORMATION
538 DAVE LYLE
538 DAVE LYLE BLVD S
ROCK HILL, SC 29730
PARCEL # 5982401017
SITE PLAN
PROJECT: _____ SHEET TITLE: _____
DATE OF ISSUE: 06/15/2022
SHEET: _____ OF 2

IDENTIFICATION

South Carolina Inventory of Historic Places
Survey Field Form/Data Entry Form
State Historic Preservation Office
PO Box 11,669, Columbia, SC 29211
(803) 734-8577



1. CONTROL NUMBER: U / 9 1 / 1 1 9 5 / 4 2 4 - 2 2 4
county census design-
ated place site number

2. HISTORIC NAME(S): Afro-American Insurance Company Building

3. OTHER NAME: Miller's Seafood

4. ADDRESS/LOCATION: 558 Trade St. (South Dave Lyle Blvd.) Parcel# 5982401017

538 SOUTH DAVE LYLE BLVD

CITY: Rock Hill VICINITY OF: COUNTY: York

5. OWNERSHIP: private(P) city(M) county(C) state(S) federal(F) 6. CATEGORY: building(B) site(S) structure(U) object(O)

7. HISTORIC USE(S): single dwelling multi dwelling other use(s) insurance office; lodge; grocery store

8. CURRENT USE(S): single dwelling multi dwelling other use(s) vacant

9. POTENTIAL: NR NR historic district archaeological

10. STATUS/DATE: listed individually in National Register

name: listed as part of NR historic district contributing non contributing

name of district: listed individually National Historic Landmark part of NHL district

determined eligible - owner objection DOE process

determined NOT eligible deferred by review board rejected by review board

rejected by Washington removed from NK removed from survey

pending Federal nomination demolished nomination on file

completed Preliminary Information Sheet (PIS) never processed

11. NUMBER OF CONTRIBUTING PROPERTIES:

PROPERTY DESCRIPTION: when other (Z) is chosen, enter data under 20. ADDITIONAL DESCRIPTIVE COMMENTS or 21. ALTERATIONS

12. CONSTRUCTION DATE: 1909c 13. ALTERATION DATE:

14. VERNACULAR FORM: 15. COMMERCIAL FORM: 2-pt. comm. blk. 6. ARCHITECTURAL STYLE OR INFLUENCE:

17. DESCRIPTION: Select as many responses as appropriate.

a) construction method: masonry (MAS) frame (FRA) log (LOG) steel (STL) other (Z)

b) exterior wall material: weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (ST)
tabby (TAB) brick (BRI) brick veneer (BRV) stone veneer (STV) cast-stone (CS) marble (MBL)
asphalt roll (ASP) synthetic siding (SYN) asbestos shingle (ABS) pigmented structural glass (PSG) other (Z)

c) historic core shape: rectangular (R) square (S) L (L) T (T) U (U) H (H) octagonal (O) irregular (I) other (Z)

d) stories: 1 1 1/2 2 2 1/2 3 4+ other (Z)

e) roof shape: gable(endl to front) (GEF) gable(lateral) (GBL) hip (HIP) cross gable (CRG) pyramidal (PYR)
flat (FLT) truncated hip (TRH) gambrel (GAM) mansard (MAN) salt box (SBX) jerkinhead (JRK)
front gable/hip & wing (FGW) gable-on-hip (GOH) not visible (NV) other (Z)

f) roof material: composition shingle (COS) pressed metal shingle (PMS) wood shingle (WDS) slate (SLT) builtup (BLT)
raised seam metal (RSM) corrugated metal (CRM) rolled roofing (RR) not visible (NV) other (Z)

g) # of chimneys: exterior (EX) interior end (INE) interior (INT) central (CEN) 2 flue (FLU)
double shouldered (DS) not visible (NV) other (Z)

h) chimney material: brick (BR) stuccoed brick (SB) stone (ST) brick & stone (BS) other (Z)

i) foundation: not visible (NV) brick pier (BP) brick pier with fill (BPF) brick (BRI) stuccoed masonry (STU)
stone pier (STP) stone (STN) concrete block (CB) slab construction (SLB) basement (BAS)
raised basement (RBS) other (Z)

j) porch height: 1 story (1ST) 1 story w/deck (1WD) 2 or more stories (2+) 2 or more with tiers (2+T)
roofed balcony over 1 story hip/shed (RFB) other (Z)

k) porch width: entrance bay only (EBO) over 1 bay, less than full facade (B+) full facade (FF) porte cochere (PC)
facade and left elevation (F&L) facade and right elevation (F&R) facade and both elev. (F&B) other (Z)

l) porch roof shape: shed (SHD) hip (HIP) gable (GAB) pedimented gable (PDG) flat (FLT) engaged (ENG)
gable-on-hip(or shed) (GHS) other (Z)

- m) porch details chamfered posts (CHP) turned posts (TP) supports on pedestals (SOP) columns (COL) posts (PO) piers (PR) pillars (PL) freestanding posts (FSP) balustrade (BAL) masonry apron wall (MAW) turned balusters (TB) sawn balusters (SB) slat balusters (SL) other sawn/turned work (S/T) enclosed end bay (EEB) insect screening (IS) other (Z)
- n) windows single (SGL) double (DBL) paired (PRD) tripartite (TPT) grouped (GRP) decorative (DEC) display (DIS) other (Z)
- o) pane configuration 2/2 1/1 traceried (TR) Queen Anne block-glass (QAB) bungalow/craftsman geometric (BCG) other (Z)
- p) doors single (SGL) double (DBL) transom (TRA) fanlight (FTL) sidelights (SID) other (Z)
- q) decorative element material cast iron (CI) cast stone (CS) terra cotta (TC) granite (GR) wood (WD) pressed metal (PM) marble (MB) other (Z)
- r) interior features: Historic door surrounds remain; plaster on wood lath ceiling
- 18. HISTORIC none (N) none visible (NV) garage (GAR) garage w/living area (GLA) shed (SHD) kitchen (KIT) OUTBUILDINGS: tenant house (TH) other house (OH) office (OFF) barn (BRN) tobacco barn (TOB) dairy (DAI) crib (CRB) smokehouse (SMK) slave house (SLH) privy (PVY) well (WEL) springhouse (SPR) store (STR) other (Z)
- 19. SURROUNDINGS: residential (R) residential/commercial (R/C) commercial (C) rural (RU) rural community (RCM) industrial (IND) other (Z)

20. ADDITIONAL DESCRIPTIVE COMMENTS Common red brick set in common bond, with tan brick veneer at facade; facade has flat parapet with decorative shaped central section, corbelled brick cornice and brick quoining; four 2/2 windows at second level within round arched openings with arched transoms, simple boxed storefront cornice. Single entrance at left bay, central storefront with corner entrance at right; double 1/1 windows and stepped parapets with cast-stone caps at side elevations; secondary entrance at rear bay of left elevation.

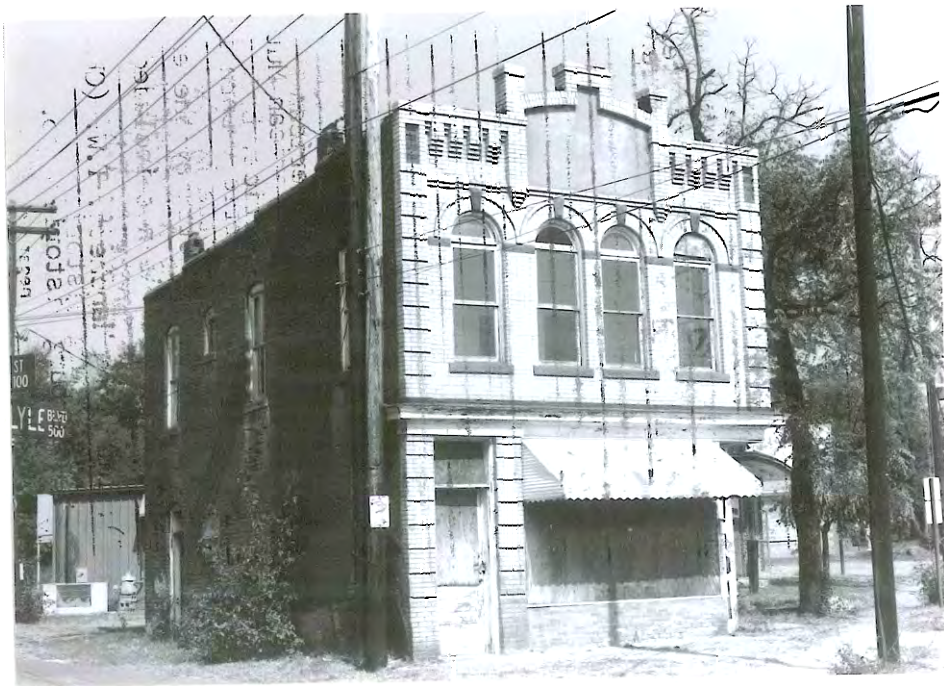
21. ALTERATIONS Bulkhead at storefront; plywood infill; rear window infilled; awning at storefront; small CMU restroom enclosure at right elevation.

HISTORICAL INFORMATION

- 22. THEME(S): Ethnic Heritage: Black; Architecture
- 23. PERIOD(S): 1877-1917
- 24. IMPORTANT PERSON(S): _____
- 25. ARCHITECT(S): Smith, W. W. (Charlotte, NC) SOURCE: documented
- 26. BUILDER(S): Smith, W. W. (Charlotte, NC) SOURCE: tradition
- 27. HISTORICAL DATA: About 1909 W.W. Smith (1862-1937) was commissioned by the Afro-American Mutual Insurance Co. of Charlotte to design this building as their Rock Hill branch office. Born in Mecklenburg County, he was an established black middle-class brickmason in Charlotte by the early 1890s, and may have managed the brickwork as well as the design. This area is not included (CONT
- 28. INFORMANT/BIBLIOGRAPHY Alonzo Waters, owner (Int. 13 Nov. 1987); info from Hanchett, T.W. (Charlott

PROGRAM MANAGEMENT

- 29. QUADRANGLE NAME: Rock Hill 30. PHOTOGRAPHS:(Y/N) prints Y slides _____ negatives Y Mecklenburg Historic Prop. Commis
- 31. OTHER DOCUMENTATION: survey back-up files (SF) National Register files (NRF) tax act files (TAF) grants files (GRF) state historical marker files (MHF) environmental review files (ERF) other (Z) _____
- 32. RECORDER NAME/FIRM: DBS, Preservation Consultants, Inc. SHPO _____
- 33. DATE RECORDED: 87, 12, 02
year month day
- 34. COMMENTS: _____



2191987

Proposal for the Afro-American Insurance Company Building

The Afro-American Insurance Company Building has significance for its association with the development of commerce in the black community of Rock Hill, for its connection with black ethnic heritage, and as an example of the work of William W. Smith, a black architect and builder of Charlotte, N.C.

The contribution of black citizens to the economic and cultural life of Rock Hill has been significant. In the early part of this century, most of the carpenters, bricklayers, stonemasons, barbers and tailors in Rock Hill were black. For example, at about the turn of the century, Hermon Presbyterian Church, with about 150 members, had five bricklayers and seven carpenters in the congregation. Although most black leaders were educators or ministers, a few businessmen became quite successful. Henry Toole came to Rock Hill as a barber in the 1870's and gradually became a successful businessman who owned three store buildings on Main Street, renting to white-owned businesses. Most black-owned businesses were located on Trade Street. Unfortunately, urban renewal projects in the 1960's removed most of the buildings associated with black businesses. The Afro-American Insurance Company Building is unique in that it was designed and probably built by a black man for use by a black-owned business and has housed a number of businesses over the years which served the black community.

The building was construed about 1909 to house the local office of the Afro-American Insurance Company. This company, which offices in several southeastern states, was one of several insurance companies owned and operated by blacks and was marketed in the black neighborhoods of cities. The Charlotte office of the company in 1909 had among its officers Dr. J. T. Williams and Thad L. Tate. Tate was a barber who became active in cultural affairs, and was instrumental in securing a branch public library and YMCA in a black neighborhood in Charlotte. Williams, a physician, educator, businessman, and public servant, served from 1898 to 1907 as United States consul to the nation of Sierra Leone. In addition to being officers and investors in the Afro-American Insurance Company, these men were part of the "New Negro" movement of urban blacks who sought to develop an appreciation of business and culture among the black community. The company's building in Rock Hill became an impressive symbol of the evidence of the growing market for business and financial services within the emerging black middle class.

The designer of the building was William W. Smith (1862-1937) of Charlotte, who began as brick mason and eventually became an experienced designer and builder. His buildings include Goler Hall and Ballard Hall on the campus of Livingstone College in Salisbury, N.C. and Grace A.M.E. Zion Church in Charlotte (1902). He also designed the Mecklenburg Investment Company Building (1922), the first office building in Charlotte built and owned by blacks for the location of black businesses. Smith's buildings show evidence of skilled and imaginative brick masonry work. The Afro-American Insurance Company Building shares a number of common elements with Smith's other buildings. These include a formal composition, use of some Classical elements, strong use of corebelling, and mixture of different colors of bricks. Smith's status as an important black designer and builder in the region adds significance to the building. Although never a registered architect, he played an important role in designing buildings for the black community.

The Afro-American Insurance Company Building has housed a number of black-owned businesses. Both the first and second floors have housed businesses such as a restaurant, grocery stores, the Friendly Aid Society, and seafood shops in addition to the insurance of office. Because most buildings which historically housed black businesses in Rock Hill have been destroyed through urban renewal programs, the Afro-American Insurance Company Building has added significance as perhaps the most important surviving example of a commercial building related to the black community.

dpo/HisRev6



CALL FOR PROPOSALS

After a great turnout for the South Carolina Historic Preservation Conference in April of 2022, we are pleased to announce the Call for Proposals for the upcoming 2023 conference, scheduled for **Friday, April 28, 2023**, at the **SC Archives and History Center** in Columbia.

We are now accepting proposals for Educational Sessions for the conference. Educational Sessions can cover a variety of topics, and range in difficulty from “Preservation 101” to discussions of emerging issues. Top interests include:

- Success stories of completed preservation projects
- South Carolina history, architectural history, and archaeology
- Technical preservation topics / how-tos
- Funding: grants, tax credits, easements, etc.
- Preservation laws and regulations
- Local government preservation / local design review
- African American history and preservation projects
- Heritage tourism and interpretation
- Architecture and history of the recent past
- Cemeteries: protection, care, documentation, etc.
- How to research historic places
- Economic and community revitalization
- Preservation education, media, and outreach

Please do not feel limited to these topic suggestions. A session should be interactive and include strategies or solutions that attendees can apply in their own communities or organization. Each session is 45 minutes. Plan on **30 minutes for your presentation and 15 minutes for Q&A**. Session proposals may be combined with other proposed sessions when appropriate. Up to 3 speakers per session will have their conference registration fees waived.

Proposals are due by December 16, 2022.

To propose a session: Email the following information to Elizabeth Johnson at ejohnson@scdah.sc.gov. You will receive an email acknowledging receipt.

Name

Organizational affiliation

Address (city, state, zip)

Telephone

Name and Description of session (2 paragraphs)

Speaker(s)

Optional: Speaker bios, presentation, digital images, weblinks, handouts (limit to 35 MB or less)

Questions?

Elizabeth Johnson at 803-896-6168, ejohnson@scdah.sc.gov or

Donna Foster at 803-896-0339, dfoster@scdah.sc.gov.

The fine print: No proposals will be accepted after December 16, 2022. You will be notified via email if the proposal is selected or not. If the proposal is selected, you must send a finalized product.



REQUEST FOR PROPOSALS (RFP):

HISTORIC RESOURCES SURVEY UPDATE

RFP Number: PURXXX

Proposal Due Date and Time: September 29, 2022, at 2:00 PM

Sealed proposals will be received by the Procurement Division of the City of Rock Hill, South Carolina until the time specified above, at which time the names of proposing companies will be recorded and read aloud. All companies submitting proposals are welcome to attend the bid open meeting, but attendance is *not* mandatory. The list of proposing companies will be posted on our website, www.cityofrockhill.com/bids, after the proposal due date.

The proposal due date is promptly at the appointed time in the Procurement Office, located at the City Operations Center, 757 S. Anderson Rd., Building 103, Rock Hill, SC 29730. No proposals may be submitted after the due date and time. Proposals must be in the Procurement conference room at the time of the due date, and it is the sole responsibility of the proposing company to ensure that the proposal arrives in the correct place on time. **Emailed proposals will not be accepted.**

Proposals must be delivered to Tom Stanford, City Operations Center Procurement Office, 757 S. Anderson Rd., Building 103, Rock Hill, SC 29730 prior to the appointed time of the due date. The City is not responsible for proposals delayed in the mail.

Request for Proposals

1.0 Purpose

The City of Rock Hill, South Carolina is seeking competitive proposals from qualified companies to update the City's historic resources survey. The City of Rock Hill Office of Government Affairs and Planning & Development Departments are responsible for this project. The project is funded, in part, by a Federal Historic Preservation Fund Grant from the National Park Service and administered by the South Carolina Department of Archives and History (SCDAH).

2.0 Competition Intended

The process of responding to this Request for Proposal (RFP) should involve interested companies reviewing and analyzing the information provided herein and responding in writing to any and all items where a response is requested.

3.0 Discrepancies and Questions

Should the proposing company have questions, find discrepancies in the plans and/or specifications, or be in doubt as to the meaning or intent of any part thereof, the company shall request clarification from the City in writing, not later than five (5) working days prior to the bid opening. These requests should be e-mailed to tom.stanford@cityofrockhill.com.

All questions will be answered, and any changes will be communicated through a written addendum and posted on the City's website. It is the responsibility of the company to check the website for any of this information prior to submitting a proposal. Failure to request such clarification is a waiver of any claim by the company for additional expenses because its interpretation was different from the City's.

4.0 Proposer's Minimum Qualification

A qualified company is defined for this purpose as one that meets, or by the date of bid acceptance can meet, all requirements for licensing, insurance, and service contained within this RFP.

5.0 Instructions to Proposers

5.1 Definitions:

- 5.1.1 **Proposer/Company:** This term is used to encompass the party seeking to have an agreement with the City of Rock Hill.
- 5.1.2 **City:** This term is defined as the City of Rock Hill, South Carolina. All communications relating to the request for proposal process or the resulting purchase should be directed to the City's Procurement Office or to their designated contact.
- 5.1.3 **Purchase:** This term means the agreement to be executed by the City and the successful company.

5.2 Proposal Preparation: All proposal responses shall be:

- 5.2.1 Prepared and submitted on the forms enclosed herein, unless otherwise prescribed.

- 5.2.2 Typewritten or completed in ink, signed by the proposing company's authorized representative with all erasures or corrections initialed and dated by said signer.
- 5.2.3 Each proposal constitutes an offer and may not be withdrawn except as provided herein. Prices are to remain firm for the period stated in the Request for Proposal.
- 5.2.4 Each proposal shall include the name, address, telephone number, and e-mail address of at least three (3) current customers for whom they have provided similar products. These references may be contacted, and if so, their responses will constitute a significant part of the proposal evaluation process.
- 5.2.5 The City of Rock Hill assumes no responsibility for costs incurred in responding to this RFP.

5.3 Proposal Submission: Provide three (3) identical paper copies of the proposal (including any attachments), plus one electronic copy on a flash drive in a Windows-compatible format such as PDF. The response shall be:

- 5.3.1 Submitted in a single sealed envelope with the following information written on the outside of the envelope:
 - The name of the proposing company;
 - Identification of project being proposed;
 - Due date and time of proposals.
- 5.3.2 Delivered to the address shown in the RFP for receipt by the City by the stated deadline.
- 5.3.3 Proposals not received by the time and date specified will not be opened or considered unless the delay is a result of the City, its agents, or assigns.
- 5.3.4 All proposals must be in a sealed envelope and marked "**Historic Resources Survey Update; OPEN September 29, 2022 at 2:00 PM.**" The City assumes no responsibility for unmarked or improperly marked envelopes.
- 5.3.5 No proposal may be withdrawn for a period of sixty (60) calendar days after the date set for the opening thereof unless approved in writing by the Procurement Office. All bids shall be subject to acceptance by the Owner during this period.
- 5.3.6 All proposals must be approved by the Rock Hill City Manager and the department(s) in charge of the project.
- 5.3.7 Failing an agreement, the City may reject all bids and resubmit for new bids or make any other decisions it deems to be in its own best interest.

5.4 Errors in Proposal: Proposers or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting proposals. Failure to do so will be at the company's own risk. In case of an error in the extension of prices in the proposal, the unit price shall govern. If an error is made before submitting the proposal, the error should be crossed out, and corrections entered and initialed by the person signing the proposal. The City reserves the right to waive any informalities, technical defects, and minor irregularities in proposals received.

5.5 Award Criteria: The award shall be made to a company that submits the highest scoring proposal, taking into consideration product quality, past performance, and compliance with the stated terms, conditions, and specifications. Notwithstanding the

foregoing, the City of Rock Hill reserves the right to reject any or all bids, to accept any bid submitted, waive any informality, and negotiate with the low bidder or bidders on any changes which the City of Rock Hill considers necessary or desirable for its own interests. The City alone shall make such determination. In addition, the City of Rock Hill's Procurement Policies and Procedures Manual, as amended or supplemented from time to time is hereby incorporated by this reference and shall be applicable to this Request for Proposal. The City reserves all alternatives, terms, and conditions as set forth therein.

5.6 Compliance with Laws: The successful proposer shall obtain and maintain all licenses, permits, liability insurance, and worker's compensation insurance, and comply with all other standards or regulations required by federal, state, county, or City statutes, ordinances, and rules during the performance of any purchase between the company and the City. Any such requirement specifically set forth in any purchase document between the company and the City shall be supplementary to this section and not in substitution thereof.

5.7 Suspension and Debarment: The Bidder certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal, state, or local agency. Where the bidder is unable to certify any of the statements in this certification, such Offeror shall attach an explanation to this proposal.

5.8 Subcontractors: The awarded company agrees that they shall not delegate, subcontract, or assign all or any portion of the project to any third party without the express written consent of the City.

5.9 Brand Name: The use of a brand name is for the sole purpose of describing the standard of quality, performance, and a characteristic desired and is not intended to limit or restrict competition.

5.10 Retainage: The City reserves the right to hold up to 10% of the invoice amount in retainage to ensure that the project, materials, and services are delivered to the City's satisfaction. All retainage will be paid when any and all issues, in the sole opinion of the City, have been resolved and retainage may be held until the project completion.

5.11 Local Providers: Bidders should keep in mind the City's goal of supporting local businesses and supply houses for materials and labor whenever practicable, so long as pricing and other contract conditions are not adversely affected.

6.0 Scope of Services

6.1 Background

The City of Rock Hill is soliciting proposals from historic preservation and cultural resources consulting firms to update the City's historic resources survey. The project is funded, in part, by a Federal Historic Preservation Fund Grant from the National Park Service and administered by the South Carolina Department of Archives and History (SCDAH).

The Rock Hill Historic Resource Survey Update is part of the City's commitment to historic preservation. The City is committed to the preservation of its historical and architectural resources and to the promotion of development activities that preserve Rock Hill's historic character. The purpose of this project is to complete a comprehensive inventory for the southeast area of Rock Hill (see map in Appendix A for precise boundaries of survey area). The survey data and preservation recommendations will be utilized by the Rock Hill Board of Historic Review and City staff for future preservation initiatives.

The City expects a comprehensive historic resources survey within the defined survey limits. The survey deliverables will be produced according to the standards required by SCDAH.

This project is not to exceed \$70,000.00. Bidders should create the study to work within that budget. The awarded Consultant will be responsible for any costs beyond the project budget.

6.2 Work Requirements

The survey will follow the requirements and standards of SCDAH in the

- *Survey Manual: South Carolina Statewide Survey of Historic Places* (SCDAH, revised 2018, with errata and updates 2019, 2020, and 2022),
- "*Guidelines for Local Surveys: A Basis for Preservation Planning* (National Register Bulletin 24)",
- "*Guidelines for Evaluating and Documenting Rural Historic Landscapes* (National Register Bulletin 30)",
- "*Guidelines for a Statement of Historic Contexts* (SCDAH, revised 2003)", where applicable,
- and as discussed at the initial planning meeting.

The project scope of work is to include the following required elements:

6.2.1 An initial planning meeting among representatives of the City, SCDAH, and the Consultant shall be conducted before work begins to discuss the scope of work, methodology and schedule. This meeting may be held virtually.

6.2.2 The Consultant will synthesize existing research on the general historical development of the City of Rock Hill and particularly the development of historically

African American neighborhoods and institutions in the southeastern quadrant of Rock Hill. The Consultant will submit a historic context statement before beginning fieldwork. The historic context should summarize, synthesize, and expand on contexts included in the National Register of Historic Places nominations for districts in Rock Hill, the *City of Rock Hill Historic Resources Survey Update* (Edwards-Pitman Environmental, 2004), and other relevant published histories of Rock Hill. The historic context statement should also include discussion of areas of local history not discussed in earlier National Register nominations for Rock Hill, particularly the history of African Americans. The context will focus primarily on the developmental history of the area within the designated survey boundaries.

6.2.3 The Consultant will conduct an intensive level survey, in accordance with the Survey Manual, of architecturally and historically significant buildings, structures, complexes, districts, and landscapes in the survey area that are at least 50 years old or will become 50 years of age within the next ten years and have integrity. The Consultant will provide recommendations regarding individual properties and districts that may be eligible for listing in the National Register of Historic Places and for local designation. SCDAH will have final approval of National Register recommendations.

6.2.4 The Consultant will enter required information for all properties surveyed into a database in Microsoft Access format. SCDAH will provide the Consultant with a blank database file that includes all required data fields, tables, forms, and reports needed to compile and present survey data.

6.2.5 Location data for recorded properties will be provided to the City and SCDAH and in the form of digital shape files that will be integrated with the City's Geographic Information System (GIS) and SCDAH's ArchSite online GIS. SCDAH will provide a template for shape files.

6.2.6 The Consultant will provide written (by e-mail is acceptable) monthly progress reports to the City and to SCDAH.

The Consultant will attend at least two (2) in-person public meetings scheduled by the City. At the first meeting the Consultant will introduce the project and receive public input to assist with understanding local history and identifying appropriate properties for survey. At the second meeting the Consultant will present the survey findings and recommendations to the public.

6.2.7 The Consultant should be prepared to provide survey forms for a minimum of 800 properties within the survey area. Some properties within the survey area were included in either the 1988 or 2004 surveys and require resurvey; most of the properties within the survey area have not been previously surveyed.

- Highest priority should be given to those designated with stars on Appendix A - Survey Area Map
- Following the starred properties, the streets with highest priority are listed out, in order, on Appendix B – Site & Street Summary List.
- After the streets listed out on Appendix B are evaluated, properties within the Clinton ConNEXTion area indicated on Appendix A should be evaluated.
- Previous surveys (conducted in 1988 and 2004) are available here online under the Historic Inventories tab at [Historic Preservation | Rock Hill, SC \(cityofrockhill.com\)](http://www.cityofrockhill.com).
- There are two parts to the 1988 survey – a general architectural survey and the mill supplement.
- Properties identified as part of the 2004 survey may be updated.

6.2.8 The Consultant will be required to submit all survey products in electronic format on a portable hard drive, flash drive, or via an electronic file download service. All electronic files will be named according to file naming conventions as listed in the *SCDAH Survey Manual*. Only the final report will be submitted in hard copy printed format in addition to an electronic PDF copy. The following required products are to be submitted by the Consultant and divided between the City and SCDAH as listed:

- six (6) printed copies of the final report (including one unbound security copy) for the City;
- two (2) printed copies of the final report (including one unbound security copy) for SCDAH;
- two (2) sets of project maps in PDF format only (using county tax map parcel data for the base maps; one set each for City and SCDAH);
- two (2) sets of survey forms in PDF format only (each form will be an individual PDF file; one set each for City and SCDAH);
- two (2) sets of property photographs in JPEG or TIFF format only (one set each for City and SCDAH);
- two (2) copies of the project database file (one each for City and SCDAH).

6.3 Anticipated Project Schedule (dates subject to change)

September 29, 2022	Deadline for submittal of proposals to City.
October 14, 2022	Consultants notified of selection decision by the City.
November 1-4, 2022	Consultant will have project start-up meeting (may be virtually) with City and SCDAH.
December 5-9, 2022	First public meeting with Consultant will be scheduled sometime during this week.
March 1, 2023	Consultant will submit draft historic context statement not later than this date.
July 20, 2023	Consultant will submit draft report and draft survey data not later than this date.
August 1, 2023	Consultant will submit final report and final survey data and present at final public meeting not later than this date.

6.4 City Responsibilities:

The City responsibilities include:

6.4.1 Provide parcel data for base maps.

6.4.2 Coordinate public meetings.

6.4.3 Facilitate the Consultant's access to local history sources and introduction to key local stakeholders.

7.0 Proposal Format

To facilitate review of your proposal by the City of Rock Hill, it is requested that your submission conforms to the following format. The proposal shall not exceed sixteen (16) pages, including the cover, back page, letters of introduction, and table of contents. Clear, external binder pages shall not be included in the page count. Font size shall be no smaller than ten (10). Proposals exceeding the sixteen (16) page count may be returned and not considered at the sole discretion of the City of Rock Hill.

7.1 Title Page: Title page should include the title – “Southeast Rock Hill Historic Resources Survey Proposal” – proposers name, address, telephone, contact person with title, email, and date. The Proposer may incorporate colored pictures and/or artwork to highlight proposal presentation.

7.2 Table of Contents: The Table of Contents aids the evaluation process.

7.3 Transmittal Letter: The letter demonstrates Proposer's understands the project, the commitment to perform the work within the time period, why the Proposer believes its firm to be the best qualified to perform the work and includes a statement that the proposal is a firm and irrevocable offer for sixty (60) calendar days.

7.4 Approach and Work Plan: The proposal must address, in depth, the Consultant’s plan to meet the requirements of each of the tasks and activities outlined in the Scope of Work. The work plan must discuss the staffing levels required to complete each task, as well as the relative effort that each member of the proposed project team will be devoted to the project. The work plan must also include a task-by-task schedule of the time required to complete the project by August 1, 2023.

7.5 Management and Timetable: The Consultant must present a plan that clearly explains how it will manage and control all proposed activities and the resulting timetable. The firm must explain how the management and administrative processes will ensure that appropriate levels of attention are given so that work is properly performed and that milestones are met on a timely basis as proposed. This section should set forth beginning and ending dates, deliverable, and major milestones for a proposed timetable that coincides with the work plan.

7.6 Project Team Qualifications and Experience: Identify person or persons assigned and their experience or brief resume.

- List and provide a brief description of relevant or similar project experience with client names (no more than five).
 - Provide a website where previous surveys are posted. DO NOT include hard copies of previous surveys.
 - It is desirable that Consultants have experience surveying areas within African American residential areas, preferably within the South.
- References (no more than five).
- Project Team qualifications and experience must meet the Secretary of the Interior’s Professional Qualification Standards for History and Architectural History.

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

- At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
- Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.
- The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with course work in American architectural history; or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:
- At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or

- Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Provide a brief resume of each team members' relevant experience and qualifications.

7.7 Cost: Provide the number of survey forms that can be provided for a budget not to exceed \$70,000. Consultant should indicate potential number of survey forms for previously surveyed properties and properties that were never surveyed.

7.8 Submissions must include the following:

- Statement of compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, prohibiting discrimination on the basis of race, color, national origin, disability or age in programs assisted by the U.S. Department of the Interior.
- Statement of compliance with the Debarment Certification, 43 CFR, Part 12, Section 12.510 and stating that neither the consultant nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

7.9 The successful firm/Consultant shall comply with all applicable federal, state, local governmental laws, rules, regulations, and orders in the performance of its duties under this proposal.

8.0 Evaluation

8.1 All responses are subject to a determination of “responsive” and “responsible” prior to award. The City is the sole judge as to the proposer’s “responsiveness” and “responsibility.” The City reserves the right to request additional information.

8.2 The City will review all proposals and reserves the right to request necessary modifications, waive minor technicalities, reject all proposals, reject any proposal that does not meet the mandatory requirement(s), or cancel this RFP, according to the City’s best interests.

8.3 The City’s evaluation team may elect to interview one or more proposing companies before making an award. The City shall not reimburse the company for the costs associated with the interview process. The City of Rock Hill assumes no responsibility for costs incurred in responding to this RFP.

8.4 The City’s evaluation team may elect to first rank proposals with a simple numeric score and then detail score only the top tier of proposals.

8.5 The City will evaluate responses on a weighted evaluation system. The categories and maximum points assigned for each category are below:

- Understanding of project 10 points
- Approach and Work Plan 20 points
- Ability to Meet Prescribed Schedule 20 points
- Project Team Qualifications and Experience 25 points
- Number of survey forms within specified budget 25 points

9.0 Terms & Conditions

9.1 Insurance: The Company agrees that the Company shall keep and maintain general automobile liability insurance in the amount of \$ 1,000,000 per occurrence for each vehicle and \$1,000,000 in aggregate for all vehicles which the Company brings onto City property or use in any manner in the provision of services, including transportation to and from the site(s) where the services are rendered; and the Company further agrees that the Company shall maintain general liability insurance in the amount of at least \$1,000,000 per incident/occurrence and \$1,000,000 in aggregate for all incidents/occurrences during the policy period; and the Company agrees that the Company shall maintain Worker's Compensation Insurance on all of the Company's employees. In no event shall the Company serve as self-insurer for the purpose of Workers Compensation Insurance.

The Company also agrees that the Company shall provide, in a form acceptable to the City, certificates of Worker's Compensation Insurance, Automobile Liability Insurance, and General Liability Insurance. Coverages must be maintained throughout the life of the contract, including any applicable warranty period.

9.2 Illegal Immigration Reform Act Compliance: The proposer certifies that it will comply with South Carolina Code of Laws Sections 8-14-10 through 8-4-90 (as amended) titled, "Unauthorized Aliens and Public Employment," and agrees to provide to the City any documentation required to establish, as applicable, (i) the inapplicability of such laws to the bidder, its subcontractor(s) and its sub-subcontractor(s); and (ii) the compliance with these laws by the bidder, its subcontractors, and its sub-subcontractors.

9.3 Indemnification: The Contractor shall indemnify and hold harmless the City from and against all liability, loss, damages, or injury, and all costs and expenses (including attorneys' fees and costs of any suit related thereto), suffered or incurred by the City, to the extent arising from the Contractor's or its subcontractors' (i) negligent performance of the Work under the Final Contract; (ii) intentional misconduct, negligent acts, or omissions during the performance of the Work; and (iii) breach of any term, covenant, representation, or warranty of the Final Contract.

9.4 Freedom of Information Act: All proposals will be public information, per FOIA guidelines.

9.5 Iran Divestment Act: By signing its proposal, the proposer certifies that it:

- (i) is not identified on the list of persons determined by the Executive Director of the State Fiscal Accountability Authority to engage in investment activities in the country of Iran as described in South Carolina

- Code of Laws Section 11-57-310 (as amended), or any other list of prohibited investments created by the State legislature;
- (ii) will not take any action causing it to appear on any such list during the term of the Final Contract; and
 - (iii) will not utilize any subcontractor that is identified on any such list to provide goods or services thereunder.

9.6 Agreement: The selected companies will be required to use the City of Rock Hill’s standard agreement.

9.7 Non Appropriation of Funds: This Agreement shall be subject to the availability and appropriation of funds by Management and City Council. If the Council does not appropriate the funding needed by the City to make payments under this agreement for a given fiscal year, the City will not be obligated to pay amounts due beyond the end of the last fiscal year for which funds were appropriated. No act or omission by the City, which is attributable to non-appropriation of funds, shall constitute a breach of or default under this agreement.

9.8 Statement on Disadvantaged Business Enterprises (DBE)

- (i) The City recognizes that business firms owned and operated by minority persons and women have been historically restricted from full participation in our free enterprise system to a degree disproportionate to other businesses.
- (ii) The City believes that it should work to ameliorate past discrimination by facilitating the participation of underrepresented groups in the City’s economic community and that such participation is in its best interests and the best interests of its citizens.
- (iii) The City will work to ensure that such underrepresented groups, and the businesses they own and lead, are afforded the maximum practicable opportunity—in balance with financially safe and sound business practices—to compete for and perform contracts when the City is procuring construction services, supplies, equipment contracts, lease agreements, or consultant and other services, within the laws of the State of South Carolina.
- (iv) The City endeavors to develop, establish, implement, and administer its policies, programs, and procedures to promote balanced economic growth throughout its community.

Accordingly, the City shall not discriminate and shall prohibit discrimination in its selection and retention of contractors, subcontractors, and suppliers, against any person or business on the basis of race, color, national origin, religion, sex, sexual orientation, gender identity, marital status, status as a parent, age, disability, genetic information, or military status. The City recognizes that disparate treatment on any such basis in the pursuit of economic opportunities is intolerable discrimination.

9.9 City Business License: The winning proposer, prior to execution of the Final Contract, must possess or obtain a City of Rock Hill Business License. Such license must be

maintained throughout the duration of the work. If the contractor is not currently doing other business inside the City limits, the fee for such a license is based on the amount of the Final Contract. If the Winning Bidder is currently doing other business within the City limits and does not possess a business license, then the fee for the license is based on the total gross receipts from customers within the City limits. You may contact the City Business License Office at 803-329-5590 to determine the exact amount of the fee or ask other pertinent questions regarding doing business in the City of Rock Hill.

9.10 Excluded Companies: Proposals from companies may be excluded for any of the following reasons:

- (i) Reason to believe collusion exists among the companies
- (ii) The company is involved in any litigation against the City
- (iii) The company is in arrears on any existing contract or has defaulted on a previous contract with the City
- (iv) Lack of financial stability
- (v) Failure to perform under previous or present contracts with the City
- (vi) Is currently debarred by the State of South Carolina Procurement Services

Excluded vendors/contractors can resubmit complete company information with references for City review after a minimum of one (1) year from the last excluded bid. The City will contact the submitting vendor/contractor with its decision within thirty (30) days of company information submittal. The City reserves the right to include or exclude said vendor/contractor based on findings.

THIS AND THE PREVIOUS PAGES DO NOT NEED TO BE RETURNED

10.0 Bid Sheet

PURXXXX

We, the undersigned, do hereby affirm that we have read and understand the enclosed requirements and specifications and do submit this bid for the items listed below:

Submitters should include the following:

- This form (completed) with all contact information
- Qualifications, as outlined in Section 7.0
- Statements of Compliance, as outlined in Section 7.8, Appendix C
- Customer Service Statement (Section 11.0)

Company (legal name): _____

Name: _____ Title: _____

Signature: _____ Date: _____

Telephone Number: _____ Fax Number: _____

Address: _____

Email: _____

The questions below are for tracking purposes only and will have no bearing on the award of the contract.

Is your company located within the Rock Hill City limits? _____

Is your company located within York County? _____

Is your company a disadvantaged business enterprise (DBE)? _____

DBEs are for-profit small business concerns where minority individuals or women own at least a 51% interest and also control management and daily business operations. African Americans, Hispanics, Native Americans, Asian-Pacific, and Subcontinent Asian Americans are presumed to be minorities.

Bidders should submit 3 copies of Bid Sheet, along with all other documents requested in the RFP.

11.0 Customer Service

Please remember, although you are a contracted City service, you each represent the City of Rock Hill during all work performed, face-to-face as well as telephone conversations. These guidelines are to give all contract employees a solid feeling of what the City of Rock Hill expects from any contracted service.

Overview:

- Be friendly, courteous, and helpful
- Company uniforms must be worn at all times
- Staff members must look and act professionally at all times.

CONTRACTORS EMPLOYEES:

Before the contractor can enter the project site, it shall investigate and determine that its employees working on the project site are not listed on the sexual offender registry. The contractor shall require all subcontractors to make a similar investigation. One such investigation within six (6) months of commencement of the project work, by the employer, fulfills the City's requirement for the project.

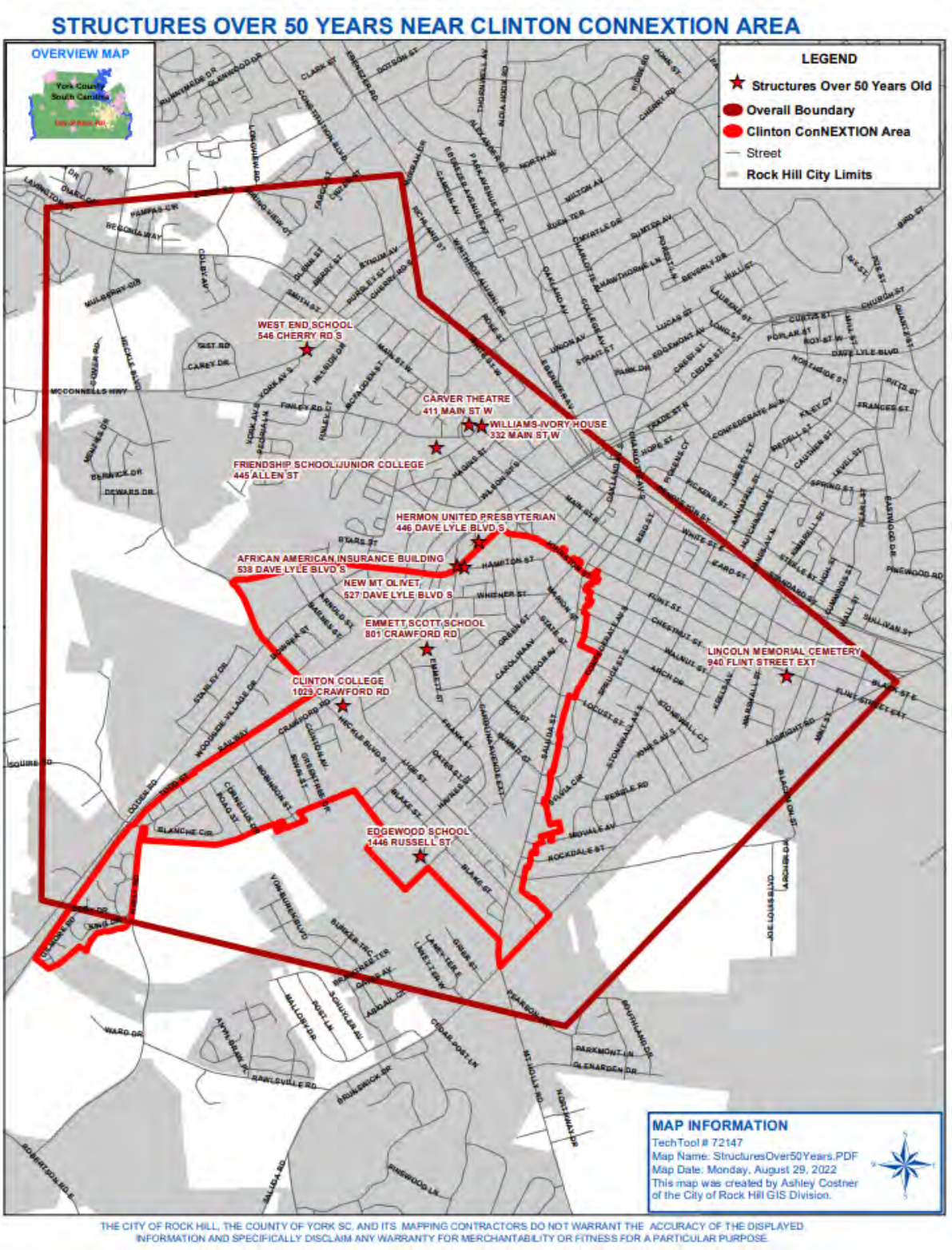
The Rock Hill Police Department along with the City of Rock Hill also reserves the right to cancel any contracts, agreements, purchasing, or distribution, etc., if they feel the project, purchasing, vehicle(s), and or property(s) may be in jeopardy due to the contractor's employee(s) having a criminal history which may lead to ethical issues while dealing with city workings or investigative activities.

COMPANY: _____

PRINT NAME AND TITLE: _____

SIGNATURE: _____ DATE: _____

Appendix A Rock Hill Survey Update Survey Area Map



Appendix B Site & Street Summary List

Site Name	Address	Notes
Emmett Scott School	801 Crawford Rd	Original Rosenwald School building may remain within current building walls
Clinton College	1029 Crawford Rd	1029 Crawford Road inventoried 2004
New Mt Olivet AME Church	527 Dave Lyle S	Inventoried 1988 - locally designated 7/1998
Edgewood School	1446 Russell St	Slated for demolition for multifamily redevelopment
Afro American Insurance Building	538 Dave Lyle S	Inventoried 1988 - National Register 6/1992
Hermon Presbyterian Church	446 Dave Lyle S	Inventoried 1988 - locally designated - National Register 6/1992
Carver Theater	411 Main St W	Developed as African American movie theater
Friendship School/Jr College	445 Allen St	No buildings remain, only front entry sign - significant site
Williams-Ivory House	332 Main St W	Inventoried 1988
Lincoln Memorial Cemetery	940 Flint St Ext	Owner unknown - significant burials
West End School	546 Cherry Road	Recipient of SC approved historic marker
Street name	Owner	Notes
Confederate Avenue South	RKHL	Should be inventoried*
Simrill Street	SCDOT	240 & 244 inventoried 2004 - remainder should be inventoried*
Spruce Street South	RKHL	213-414 inventoried 1988 - remainder should be inventoried*
Stonewall Avenue South	RKHL	316 inventoried 1988 - remainder should be inventoried*
Whitner Street	RKHL	322-602 inventoried 1988 - remainder should be inventoried*
Washington Court	RKHL	231 historic - include with Whitner Street area
Green Street	Shared	211-431 inventoried 1988 - part of Marion Street Historic District - remainder should be inventoried*
Flint Hill Street	SCDOT	1069 & 1126 inventoried 1988 - remainder could be inventoried**
Carolina Avenue	RKHL	722 & 730 inventoried 1988 - remainder could be inventoried**
Chestnut Street	SCDOT	319-376 inventoried 1988 - remainder could be inventoried**
Black Street East	SCDOT	417, 421, 426, 430, 504, 518, 520, 531, 541 inventoried 1988 - remainder to S Workman could be inventoried**
Jefferson Avenue	RKHL	738-765 inventoried 1988 - 800 & 900 could be inventoried**
Walnut Street	SCDOT	313-528 inventoried 1988 - remainder could be inventoried**

*indicates high probability of historic structures leading to NR listing

** indicates possibility of historic structures leading to NR listing