



## MEMORANDUM

**TO:** Rock Hill Board of Historic Review  
**FROM:** Janice Miller, Historic Preservation Specialist  
**RE:** Regular Public Hearing, December 8, 2016  
**DATE:** November 29, 2016

Please note that the regularly scheduled public hearing of the Rock Hill Board of Historic Review is scheduled for Thursday, December 8, 2016, at 6PM in Council Chambers at City Hall. Attached you will find the staff report for the items being considered at the hearing.

Please let me know your attendance status for the hearing and if you have any questions, do not hesitate to contact me.

Regards,

Janice Miller  
Historic Preservation Specialist  
Office: 803-817-5129  
Janice.miller@cityofrockhill.com





## Rock Hill Board of Historic Review

Regular Public Hearing

December 8, 2016

6:00 p.m.

City Council Chambers, City Hall - 155 Johnston Street

### A G E N D A

- 1) Pledge of Allegiance
- 2) Call to Order
- 3) Approval of minutes of the August 4, 2016, regular meeting
- 4) H-2016-11: Consider a Certificate of Appropriateness application by Michael Usher to replace the windows on the property located at 627 East Main Street. This property is part of the Reid Street/North Confederate Avenue Area Historic District.
- 5) Consider adopting 2017 meeting calendar
- 6) Other Business
- 7) Adjourn



## **ROCK HILL BOARD OF HISTORIC REVIEW**

City of Rock Hill, South Carolina

August 4, 2016

A regular public hearing of the Rock Hill Board of Historic Review was held Thursday, August 4, 2016, at 6:00 pm in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, York County, South Carolina.

**MEMBERS PRESENT** Phil Jerauld, Martin Goode, Joe Marett, Michael James, Ashley Barron, Addie Mayfield Rutledge

**MEMBERS ABSENT** Jana Woods

**STAFF PRESENT** Janice Miller, Dennis Fields

### **2. Call to Order**

Mr. Jerauld called the meeting to order at 6:00 p.m. and explained the rules of procedure for the public hearing.

### **3. Approval of minutes of the July 7, 2016, regular meeting**

Mr. Marett presented the motion to approve the minutes. Mr. Jerauld seconded, and the motion carried unanimously by a vote of 6-0 (Woods absent).

### **4. H-2016-10: Consider a Certificate of Appropriateness application by the City Club of Rock Hill for exterior renovations on the property located at 148 East Main Street. The property is part of the Old Town (Downtown) Area Historic District.**

Mrs. Miller presented the staff report, and gave a background and history. She explained the request to add decorative elements to the building, add signage, and add a metal canopy for outdoor seating. She listed the city code that requires the store fronts to keep in character with the original architecture. She explained that the canopy would not be on a historic wall. Staff recommended approval of the Certificate of Appropriateness.

The applicant, Jim Barnes, manager at the City Club, stated they were adding a rustic look and feel with interior and exterior changes.

The applicant answered 2-3 months, or not at all if the issues cannot be resolved with the landlord.

Mrs. Barron asked if the door on Hampton Street would have the same architecture as the front door.

The applicant said yes, it would.

Mr. Marett asked if the sign face would be made of wood and then a painted sign on that.

The applicant said yes, it would be better for maintenance to paint on wood rather than the brick..

Mr. Marett asked about the location of the sign.

The applicant said the sign would be located on the second story near the corner of the building. They may add a rustic light fixture to it.

The applicant asked staff if the Certificate of Appropriateness had a time limit, or expiration date.

Mrs. Miller answered that there is no time limit for a Certificate of Appropriateness.

Mr. Goode presented the motion to approve the request as submitted. Mr. Marett seconded, and the Board voted unanimously to approve by a vote of 6-0 (Woods absent).

**5. Other Business**

Mrs. Miller gave an update on continuing education on September 9th.

**6. Adjourn**

There being no other business, the meeting adjourned at 6:20PM.

DRAFT



**Location:** 627 East Main Street, Tax Map #627-05-01-009  
**Historic Name:** Elizabeth Roddey House/Palmetto Girls' Home  
**Current Use:** Residence  
**Request:** Window Replacement  
**Applicant:** Michael Usher

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### **Background**

Michael Usher owns the residence at 627 E. Main St., which is a non-contributing property within the locally designated East Main Street/Reid Street/North Confederate Avenue Area Historic District. It is not part of the National Register listing for the Reid Street-North Confederate Avenue Area Historic District.

The Board of Historic Review approved a Certificate of Appropriateness (COA) for the replacement of windows on this residence in 2009, conditioned upon final approval of the replacement windows by staff and storage of the original windows on site. Not understanding that the COA had expired a year later, Mr. Usher proceeded to have a contractor replace the windows in November of this year.

If the replacements had been presented for staff's review when the COA was still valid, staff would have approved them. This is because the window openings on the structure were not affected except by the addition of approximately one-half to one inch of material to accommodate the new windows, and because the windows have the appropriate muntin configurations.

Moreover, staff is now authorized, through Zoning Ordinance text amendments approved by City Council in 2014, to review and make decisions on applications for COAs for work proposed on non-contributing properties within the designated historic districts. The only reason that this application is coming back to the Board for consideration of approval is because the Board was the original approving authority for the COA; otherwise, staff would have approved the replacements for the reasons above.

Staff was made aware of the replacement of the windows by a citizen as they were being installed because Mr. Usher's contractor did not obtain a building permit for the work. If the Board approves the replacements, the contractor will still need to obtain an after-the-fact building permit, and the City's building inspections will still need to inspect the windows for compliance with the applicable building codes.

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### **Site Description**

This property is a two-story brick residential structure. The layout of the structure indicates that it was a duplex at one time, but is currently in use as a single-family residence. This property is part of the locally designated East Main Street/Reid Street/North Confederate Avenue Historic District, which was established December 23,

1991. This property was not included in the 1988 Historic Resource Survey but was part of the 2004 survey. It is not considered a contributing property and appears to have been constructed between the late 1930s and the mid-1950s.

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### **Proposal**

The applicant is requesting a renewal of Certificate of Appropriateness #666, which was issued by the Board to replace all of the windows on April 2, 2009. The conditions of the approval were that staff was to make the final decision on the materials of construction and that the original windows remain in storage on site. As mentioned, staff would have approved the materials of construction, and Mr. Usher has placed the original windows in storage (although off-site).

Previous Certificates of Appropriateness issued:

76	7/12/1991	Board approval to cover soffits, rakes and front door with aluminum, install black vinyl shutters, white gutters and downspouts
85	11/8/1991	Board approval to construct laundry room to existing kitchen at rear with vinyl siding and flat roof, and screened porch
804	6/8/2012	Staff approval to replace asphalt shingles with new asphalt shingles

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### **PUBLIC INVOLVEMENT**

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

- November 23: BHR public hearing advertisement published in *The Herald*.
- November 23: Rezoning notification signs posted on subject property.
- November 23: Notification postcards sent to property owners within 350 feet of the subject property.

### **Public Feedback**

Staff has not received any public feedback, except for the call that notified staff that the windows had been replaced.

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### **RECOMMENDATION**

Staff recommends approval of the request because this is a non-contributing property, the window openings of the structure have not been affected except by the addition of approximately one-half to one inch of material to accommodate the new windows, and the windows have the appropriate muntin configurations.

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### **PROCESS**

The Board of Historic Review's role is to hold a public hearing on this request and to decide whether to renew the Certificate of Appropriateness or deny it. Failure of the

Board to approve the request by majority vote will result in a denial of the request, at which point the applicant may apply for approval under a Certificate of Hardship application.

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### **Attachments**

- Current Site Photographs
  - Specifications of Replacement Windows
  - April 2009 Staff Report
  - Certificate of Appropriateness #666
  - Letter to Mr. Usher regarding the COA
  - 2004 Historic Inventory Card
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**Staff Contact:** Janice E Miller, Historic Preservation Specialist  
janice.miller@cityofrockhill.com  
803.817.5129

Replaced windows—2016



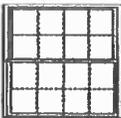
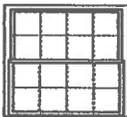
Sold To  
USHER

Factory Ship To  
H & M INDUSTRIES INC.  
3931 SUNSET BLVD  
SHELBY, NC 28152  
704-434-9900

Order # 146043  
PO # USHER  
Ordered 11/08/2016  
Shp Dte 11/18/2016

Special Instructions

Ship Telephone 704-434-9900 Dealer 1159

Line	Qty	Description	Color	Width	Height	Unit Net	Extended
1	11	<b>50% Ultra Double Hung Rep</b>  M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 2V1H Flat Top 2V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28	White	TT	31 1/2	61 1/2	
2	2	<b>50% Ultra Double Hung Rep</b>  M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 3V1H Flat Top 3V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28	White	TT	44 Even	61 1/2	
3	1	<b>50% Ultra Double Hung Rep</b>  M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 3V1H Flat Top 3V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28	White	TT	40 1/2	53 1/2	
4	6	<b>50% Ultra Double Hung Rep</b>  M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 2V1H Flat Top 2V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28	White	TT	31 1/2	57 1/2	
5	3	<b>50% Ultra Double Hung Rep</b>	White	TT	20 1/2	45 1/2	

Sold To  
**USHER**

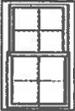
Factory Ship To  
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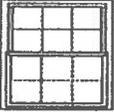
Order # **146043**  
PO # **USHER**  
Ordered **11/08/2016**  
Shp Dte **11/18/2016**

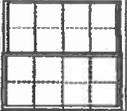
Special Instructions

Ship Telephone 704-434-9900                      Dealer    1159

Line	Qty	Description	Color	Width	Height	Unit Net	Extended
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		M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 1V1H Flat Top 1V1H Flat Btm Balance Pocket Cover Single Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28					
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6	2	<b>50% Ultra Double Hung Rep</b>	<b>White</b>	<b>TT</b>	<b>31 1/2</b>	<b>45 1/2</b>	
		M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 2V1H Flat Top 2V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28					

7	1	<b>50% Ultra Double Hung Rep</b>	<b>White</b>	<b>TT</b>	<b>44 1/2</b>	<b>57 1/2</b>	
		M.P.G. Plus Low E DS Top M.P.G. Plus Low E DS Btm 3V1H Flat Top 3V1H Flat Btm Balance Pocket Cover Double Lock Head Expander/Sill Extender SC Extruded Half Screen U-FACTOR = 0.29 / SHGC = 0.28					

From  
**H & M INDUSTRIES INC.  
3931 SUNSET BLVD  
SHELBY, NC 28152**

Order Totals	
Total	0.00
Sales Tax	0.00
<b>Grand Total</b>	<b>0.00</b>

Thank You.



**Meeting Date:** 4/2/2009  
**Case Number:** H-2009-05  
**Address:** 627 E Main Street – Reid Street/N Confederate Avenue Historic District  
**Applicant:** Michael Usher  
**Work Proposed:** Replacement of windows with energy efficient vinyl clad wood or other material deemed suitable by the Board  
**Guidelines:** Section #71, Page 75 – Maintain and Preserve Original Window Details  
Section #3, Page 16 – With the Exception of Vinyl Siding, the Use of Substitute Materials may be Allowed in Certain Circumstances

The applicant, Michael Usher, is requesting the Board allow replacement of the windows throughout the structure of wood, vinyl clad wood or of a material that the Board would find more suitable in appearance. In 1991, the Board allowed installation of aluminum siding around the soffits, windows and entrance of the structure. There is some marked deterioration of the windows. Staff contacted Robert Schmitt of Schmitt Restoration, an expert in window restoration, to speak with the owner about repairing the windows and the scope of work involved. Mr. Schmitt stated that the windows could be restored at a cost of roughly twice the amount of standard size replacement windows. The size of the four windows to the front are 62" x 45", and the six windows on each side are 62" x 31" with one double window on the right side of the structure; standard sizes run 62" x 44" and 62" x 32" respectively. Because the structure is constructed of brick, if standard sizes are used, the window openings would have to be built up in order to meet accommodate these size windows, or custom manufactured windows would be installed to fit exactly. Mr. Schmitt also stated that the current windows may be original to the structure based upon pictures provided for his initial examination and his research.

Mr. Usher has agreed that should the Board allow replacement, he would be willing to save and store the original windows for future repair and re-installation should this be a task he or a future property owner may wish to consider. Additionally, if the Board were to allow replacement of the windows with either the vinyl clad wood style or other suitable material, Staff recommends that the new windows be true divided lights and that the size be the exact same measurements as the original.

**Attachments:** Site Photographs  
Double Hung Standard Window Sizes Chart









# ROCK HILL

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## SOUTH CAROLINA

### ROCK HILL BOARD OF HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

COA Number: 666  
Date: April 2, 2009  
Expiration Date: April 2, 2010

Plan Tracking Number:

*The Rock Hill Board of Historic Review hereby certifies that the application of*

**Michael Usher**  
*at the following address*

*627 E Main Street  
Rock Hill, SC*

*and dated*

*April 2, 2009*

*is on file and that, in accordance with Chapter 23, of the Code of the City of Rock Hill, the Board has taken the following action:*

	Reviewed - requires no further action by the board
	Approved - work approved as presented
X	Approved - work approved when modified as described below
	Not approved

This Certificate of Appropriateness is not a building permit or certificate of zoning clearance. This does not relieve the responsibility of filing for and obtaining a building permit or zoning clearance where required and following all other applicable codes, ordinances and variances of the City of Rock Hill.

**Comments: Replacement windows of wood, vinyl clad wood or PVC construction to be approved by Janice Miller; windows to fit openings exactly; must have true divided lights, no snap in grids/muntin bars; storage of existing windows, preferably at 627 E Main Street, for future replacement at the discretion of individuals wishing to restore building to as original condition as possible**

This Certificate shall be in effect until the expiration date shown above, unless the applicant's plans change, in which case applicant will need to file a revised application form with the Board.

Signature of Historic Administrator:



# ROCK HILL

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SOUTH CAROLINA

Mr. Michael Usher  
627 E Main Street  
Rock Hill, SC 29730

April 3, 2009

Dear Mr. Usher:

This letter is to inform you that your Certificate of Appropriateness application for replacement of windows located at 627 E Main Street was approved by the Rock Hill Board of Historic Review at their April 2, 2009 meeting under COA #666, enclosed with this letter. **Please note the conditions under which the Board approved this COA.** This Certificate of Appropriateness is not a building permit, nor does it relieve the applicant of the responsibility of applying for building permits as required by the City of Rock Hill. Please bring your copy of the COA with you when applying for the building permit required for this work.

Should you have any questions or if I can be of additional assistance, please feel free to contact me at 803/817-5129 or by email, [jemiller@cityofrockhill.com](mailto:jemiller@cityofrockhill.com)

Regards,

Janice E. Miller  
Historic Preservation Specialist

**Statewide Survey of Historic Resources**  
State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Rd.  
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 91 / / 2926  
Status County No Quad No Site No

Tax Map No.: \_\_\_\_\_

**Reconnaissance Survey Form**

PARCEL# 6270501009

**Identification**

Historic Name: Roddey, Elizabeth, house

Common Name:

Address/Location: 627 E Main St

City: Rock Hill

County: York

Vicinity of:

Quadrangle Name: Rock Hill West

Ownership: Private

Category: building

Historical Use: Residential/Domestic

Date: ca. 1938

Current Use: Residential/Domestic

SHPO NR DOE: Not Eligible

Other Designation: Reid St/N Confederate Ave LHD

Notes: 2-story, brick, side gable roof w/ projecting front gable center bay; 4/4 & 8/8 windows; single-leaf entry w/pilasters and cornice; end chimneys; gable vents

**Photographs**

Roll No.: Neg. No.: View of:

46 24 façade

Attach Photographs Here

**Program Management**

Recorded by: JFM, Edwards-Pitman Environmental, Inc.

Date Recorded: 02/02/2004



627

627



## MEMORANDUM

**To:** Rock Hill Board of Historic Review  
**From:** Janice Miller, Historic Preservation Specialist  
**RE:** Calendar of Regular Board Meetings, 2017  
**Date:** November 29, 2016

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The following is the proposed calendar for regularly scheduled public hearings of the Rock Hill Board of Historic Review for 2017. All public hearings will be held at 6:00 pm the first Thursday of each month in Council Chambers of City Hall, 155 Johnston Street, unless otherwise noted. The dates in bold are those dates the Board has decided to meet whether or not public hearing items are to be considered for continuing education opportunities or other business.

January 5, 2017	(rain date: January 12)
<b>February 9, 2017</b>	(rain date: February 16)
March 2, 2017	(rain date: March 9)
April 6, 2017	(rain date: April 13)
<b>May 4, 2017</b>	(rain date: May 11)
June 1, 2017	(rain date: June 8)
July 6, 2017	(rain date: July 13)
<b>August 3, 2017</b>	(rain date: August 10)
September 7, 2017	(rain date: September 14)
October 5, 2017	(rain date: October 12)
<b>November 2, 2017</b>	(rain date: November 9)
December 7, 2017	(rain date: December 12)

If you have any questions, please feel free to contact me at 817-5129 or [janice.miller@cityofrockhill.com](mailto:janice.miller@cityofrockhill.com).