



Rezoning Analysis-Report to City Council

Meeting Date: December 14, 2009

Location:	327 W. Main St., Tax Map #598-13-04-006
Site Area:	Approx. 0.24 acres
Request:	Revise Section 3-600, Appendix 3-A: YH Historic Overlay Districts and Historic Properties to remove the subject property from the YH Historic Overlay district.
Zoning:	General Commercial (GC)
Applicant:	Rock Hill Board of Historic Review
Owner:	Shirley Clark Jeter

Background

The subject property was designated as a local historic property by City Council on January 10, 1994, and contained a structure known as the Richard Nelson House. The structure was subsequently demolished in July of 1997, but the property's historic designation has not been removed. This was discovered during staff's recent review of the Historic District Regulations and the property owner was asked if she would like to submit an application to remove the historic designation. Mrs. Jeter contacted staff on August 27, 2009, and stated that she had no concern with the property being removed from historic designation but that she did not wish to sign the application nor did she wish to submit a letter stating she had no issue with the rezoning. Based on Section 2-100.E.1.e of the zoning ordinance, the Board of Historic Review sponsored the removal of the historic designation at their October 1, 2009 meeting.

PUBLIC INVOLVEMENT

The following public notification actions have been taken:

- Oct. 23: Board of Historic Review public hearing advertisement published in *The Herald*.
- Oct. 23: BHR meeting notification signs posted on subject property.
- Nov. 1 & 15: Planning Commission public hearing advertisements published in *The Herald*.
- Nov. 13: Rezoning notification signs posted on subject property.
- Nov. 13: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 26 postcards were sent to properties within rezoning area and surrounding areas.

Board of Historic Review Public Hearing

The Board of Historic Review held a public hearing on this application on November 12, 2009, and there were no public comments.

Planning Commission Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on December 1, 2009. No one from the public spoke on this item.

RECOMMENDATIONS

Staff Analysis

Staff has determined that as the structure considered architecturally significant on the property no longer exists, and the fact that this property is not contained within any locally designated historic district, the YH Historic Overlay District status should be removed from this property.

Staff Recommendation

Staff recommends approval of the proposal to remove 327 W. Main St. from the YH Historic Overlay district.

Board of Historic Review Recommendation

At their November meeting, the BHR recommended approval of the proposal.

Planning Commission Recommendation

Following the public hearing at their December meeting, the Planning Commission voted 4-0 to recommend approval of the rezoning.





Attachments

- Rezoning Map
 - 1988 Historic Resources Inventory Card
-

Staff Contact: Eric S. Hawkins, AICP, Planner III
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803.329.8763

M-2009-21

Legend

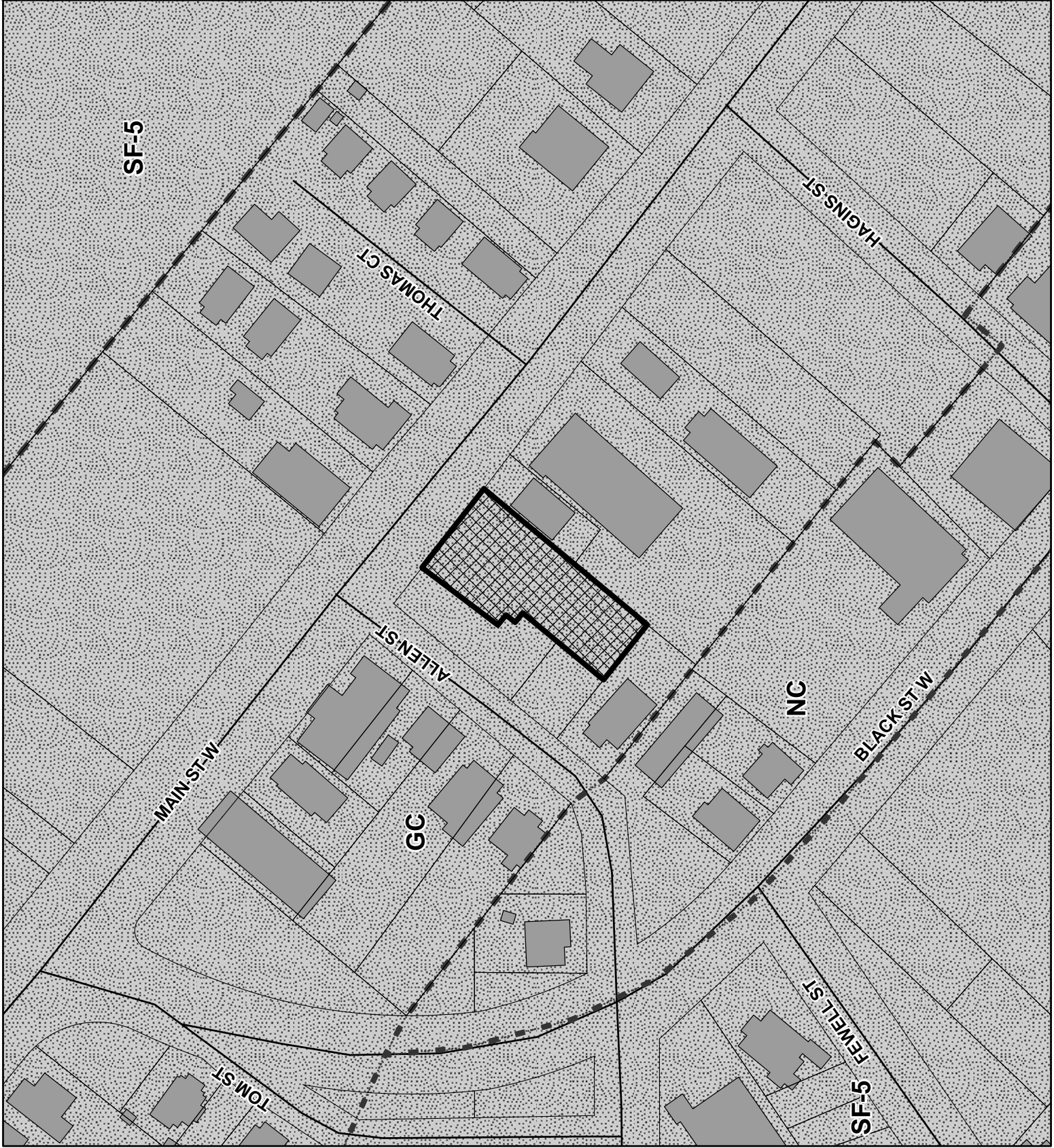
-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

**Proposed:
Removal of the
YH Overlay
District**



Development Services
Department
City of Rock Hill
12/3/09



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 5 2
county census design-ated place site number

2. HISTORIC NAME(S): Richard Nelson House

3. OTHER NAME:

4. ADDRESS/LOCATION: 327 West Main St.

PARCEL# 5981304006 Demolished 1997

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): X single dwelling multi dwelling other use(s)

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

9. POTENTIAL: NR X NR historic district archaeological

10. STATUS/DATE: listed individually in National Register name: listed as part of NR historic district name of district: listed individually National Historic Landmark determined eligible - owner objection DOE process determined NOT eligible deferred by review board rejected by Washington pending Federal nomination completed Preliminary Information Sheet (PIS) contributing non contributing part of NHL district rejected by review board removed from NR removed from survey demolished nomination on file 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: 1885c 13. ALTERATION DATE:

14. VERNACULAR FORM: 15. COMMERCIAL FORM: 16. ARCHITECTURAL STYLE OR INFLUENCE:

17. DESCRIPTION: Select as many responses as appropriate.

- a) construction method masonry (MAS) frame (FRM) log (LOG) steel (STL) other (Z)
b) exterior wall material weatherboard (WB) beaded weatherboard (BWB) shiplap (SHP) flushboard (FBD) wood shingle (WSH) stucco (STU) 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(end to front) (GEF) gable(lateral) (GBL) hip (HIP) cross gable (CRG) pyramidal (PYR) flat (FLT) truncated hip (TRH) gambrel (GAM) mansard (MAN) salt box (SbA) 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) 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)

CONTINUATION AND PHOTOGRAPHS

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

CONTROL NUMBER: U / 91 / 1195 / 424 - 252
 county census desig- site number
 nated place

CONTINUATION:





Photo #

- 1
- 2
- _____
- _____
- _____

View of

FACADE (N.E. ELEVATION)
ENTRY AND INTERIOR

Date taken: 8/10/19
Recorded by: DBS, Preservation Consultants, Inc.
