

**TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
February 9, 2016  
112 Confederate Street  
4:30 PM**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

- 1. HRB Meeting: January 12, 2016 *[Page 3-4]*

**NEW BUSINESS**

- 1. Request for Certificate of Appropriateness *[Pages 5-9]*

Applicant Name: Lisa Banish (Lisa B's)  
Owner Name: Citizens for Historic Preservation Inc.  
Property Address: 118 Main Street  
Purpose: Request to approve a variety of modifications at the front and rear of the building  
Zoning: LC / Historic

- 2. Request for Certificate of Appropriateness *[Pages 10-14]*

Applicant Name: Town of Fort Mill  
Owner Name: Town of Fort Mill  
Property Address: TBD – Parking lot behind Main Street (north side)  
Purpose: Request to approve a dumpster enclosure for the use of businesses on Main Street  
Zoning: LC / Historic

- 3. Request for Certificate of Appropriateness *[Pages 15-17]*

Applicant Name: Fort Mill Community Playhouse  
Owner Name: M C S Enterprises  
Property Address: 220 Main Street  
Purpose: Request to approve signage along the front of the building along Main Street

Zoning:

LC / Historic

**ITEMS FOR INFORMATION / DISCUSSION**

1. Historic District Design Guidelines Project

**ADJOURN**

## MINUTES

**TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
January 12, 2016  
Town Hall, 112 Confederate Street  
4:30 PM**

Present: Louis Roman, Nik Radovanovic, Jonathan Mauney, Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit

Absent: Dan Dodd, Carolyn Blair

Guests: Sherri Hartsell (Signs Unlimited), Ron Talerico (Father & Son Electric Service Co.), Chris Mannix (Kuester), Shaw Kuester (Kuester)

### CALL TO ORDER

Acting Chairman Roman called the meeting to order at 4:35 p.m.

### ELECTION OF CHAIR & VICE-CHAIR FOR 2016

Acting Chairman Roman noted that, as with the beginning of every year, it was time to elect a chairman and vice-chairman for the year. Acting Chairman Roman called for a nomination for Chairman. Mr. Heemsoth made a motion to nominate Louis Roman for the position of Chairman. Mr. Radovanovic seconded the motion. Hearing no other nominations, Acting Chairman Roman called for a vote. The motion to elect Louis Roman as Chairman passed with a vote of 4-0, with Mr. Roman abstaining.

Chairman Roman asked for nominations for the position of Vice-Chair. Mr. Heemsoth made a motion to nominate Dan Dodd for Vice-Chair. Mr. Radovanovic seconded the motion. Chairman Roman asked if there were any other nominations. Hearing none, the motion to elect Mr. Dodd as Vice-Chair was put to a vote. The Board voted 4-0 to approve Mr. Dodd as Vice-Chair, with Mr. Roman abstaining.

### APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the November 11, 2015 meeting as presented, with a second by Ms. White. The minutes were approved by a vote of 5-0.

### NEW BUSINESS

- 1. Request for Certificate of Appropriateness: 114 Main Street:** Chairman Louis Roman provided a brief overview of the request, the purpose of which was to approve the re-covering of an existing awning at the front of the building located at 114 Main Street. Sherri Hartsell with Signs Unlimited provided a brief description of the proposed changes to the awning. Chairman Roman asked if the new awning cover would be made of the same material, to which Ms. Hartsell noted that it would be. Mr. Heemsoth noted that most if not all other awnings contain a message on the flat portion of the valance as opposed to the way the applicant presented the request. Ms. White agreed with Mr. Heemsoth, noting

that the color was very bright and that the message should go on the flat portion of the valance. Mr. Radovanovic suggested the applicant consider a smaller sign area or consider a hanging sign. Assistant Planner Pettit, using Google Street View, showed the Board other awnings located on Main Street. Seeing many bright colors, the Board members noted that they were no longer concerned with the color. Mr. Heemsoth made a motion to approve the request for the certificate of appropriateness, conditioned upon any message being located on the flat (hanging) part of the valance only. Mr. Mauney seconded the motion. There being no further discussion, Chairman Louis called for a vote. The motion was approved by a vote of 5-0.

- 2. Request for Certificate of Appropriateness: 233 Main Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to approve an awning and signage for 233 Main Street. Mr. Ron Talerico, representing Father & Son, noted that they had signed a lease for the other half of the building they were already in and were requesting to install an awning matching the existing awning (231 Main Street), paint the front door blue to match the existing door (231 Main Street), and to move the sign above the awnings to be centered over the two spaces. Chairman Roman noted that he had no problems with the request as submitted, as it seemed pretty straightforward. Mr. Heemsoth made a motion to approve the request for the certificate of appropriateness as submitted. Mr. Mauney seconded the motion. There being no further discussion, Chairman Louis called for a vote. The motion was approved by a vote of 5-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

Assistant Planner Pettit noted that at the January 11, 2016 Town Council Meeting, Council voted to approve a contract with Winter & Company to complete the development of Historic District Design Guidelines. Assistant Planner Pettit provided a quick run through of the proposed scope and schedule of work as presented in Winter & Company's Request for Proposals (RFP) response and additionally noted that staff would be working through some administrative matters on the front end and would get back with the Board to discuss next steps at a later date.

There being no further business, the meeting was adjourned at 5:04 p.m.

Respectfully submitted,

Chris Pettit, AICP  
Assistant Planner

2016-059

★ Paid 1/26/16  
Date Received: 1/26/16  
Historic Review Board Date: February 9<sup>th</sup>

# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

### Owner / Applicant Information:

Applicant Name: Lisa Barish (Lisa B's)

Mailing Address: 118 main street  
Fort mill, SC 29713

Telephone Number: (803) 682-1891

### Property Information:

Address: 118 Main St. Fort Mill, SC  
29715

Current Zoning: \_\_\_\_\_

Current Use of Property: Retail - to open  
April 2016

Submission Checklist	
<input checked="" type="checkbox"/>	Completed application*
<input type="checkbox"/>	Drawings and specifications of proposed improvements*
<input type="checkbox"/>	Site plan showing location of proposed improvements*
<input checked="" type="checkbox"/>	Application fee (\$100 residential / \$250 non-residential)*

Additional materials may be required  
\*Required with submission

*Will submit before Feb 9<sup>th</sup> Monday*

Work Summary: Please check all areas that apply to the proposed improvements

DEMOLITION

NEW STRUCTURE

EMERGENCY REPAIR

GRAPHICS/SIGNAGE

MAINTENANCE

#### REHABILITATION

- Foundations
- Masonry *expose brick walls to existing*
- Siding
- Roof
- Gutters/downspouts
- Chimney
- Doors/entrances
- Windows
- Porch
- Cornice/frieze
- Ornamentation
- Awning/canopy *- would like to raise awning 18 inches*
- Storefront
- Color/painting
- Other

#### ADDITIONS TO EXISTING

- Room addition
- Garage
- Porch or deck
- Greenhouse
- Dormer
- Skylight
- Chimney
- Other

#### SITE WORK

- Fence or wall
- Site lighting
- Street furniture
- Special features
- Parking
- Walks, patios
- Other

*- 8ft walls x 2 - not full walls*

*Lit exits*

*Ramp on back*

*X 2 and Ramp on back and switch doors to open out x 2*

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715  
TELEPHONE (803) 547-2116 • FAX (803) 547-2126

**Explanation of Work:** Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

I would like to raise the current existing awning 18 inches. This will allow better storefront viewing and also show the detail of the molding. I would like to add 2 electric lanterns underneath this to help with safety at night and to accentuate the beauty of the building. I would like to add a ramp to the back of the building to enable people with disabilities access to my shop. I understand this is to code. I will also reverse the existing doors to open outward

**Acknowledgement of Requirements:** The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

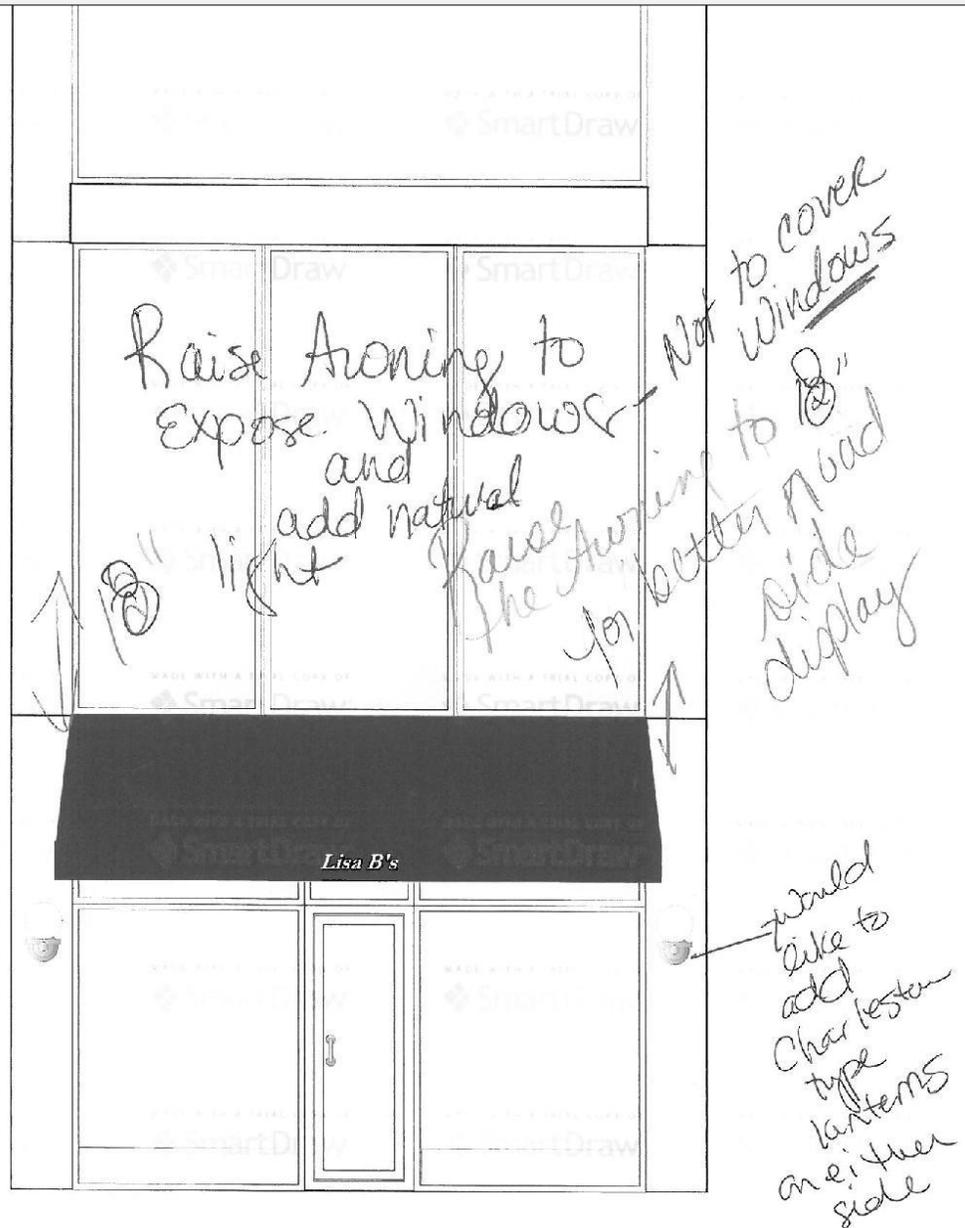
Liza J. Banish                      1-26-16  
Signature                                      Date

In addition,  
→ Again, this is to code. I have exposed the brick walls inside the building to it's original structure. I ~~will~~ plan to add two 8 ft. partial walls to designate a dressing room and a work room. I am currently replacing lights.

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Plus- Add wooden sign above awning.

# Raise Awning, Add Sign Above, Add Lanterns Below





## Proposed Design for Signage



Proposed Location of handicap  
ramp

Date Received: 1-28-16  
Historic Review Board Date: 2-9-16

# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

**Owner / Applicant Information:**

Applicant Name: Town of Fort Mill  
Mailing Address: 112 Confederate Street  
Telephone Number: 803-547-2034

**Property Information:**

Address: TM # 020-02-01-020  
Current Zoning: LC / Historic  
Current Use of Property: Parking Lot

Submission Checklist	
<input checked="" type="checkbox"/>	Completed application*
<input checked="" type="checkbox"/>	Drawings and specifications of proposed improvements*
<input checked="" type="checkbox"/>	Site plan showing location of proposed improvements*
<input checked="" type="checkbox"/>	Application fee (\$100 residential / \$250 non-residential)*
<b>Additional materials may be required</b>	
*Required with submission	

**Work Summary:** Please check all areas that apply to the proposed improvements

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> DEMOLITION         | <input checked="" type="checkbox"/> NEW STRUCTURE | <input type="checkbox"/> EMERGENCY REPAIR |
| <input type="checkbox"/> GRAPHICS/SIGNAGE   | <input type="checkbox"/> MAINTENANCE              |   |
| <b>REHABILITATION</b>                       | <b>ADDITIONS TO EXISTING</b>                      | <b>SITE WORK</b>                          |
| <input type="checkbox"/> Foundations        | <input type="checkbox"/> Room addition            | <input type="checkbox"/> Fence or wall    |
| <input type="checkbox"/> Masonry            | <input type="checkbox"/> Garage                   | <input type="checkbox"/> Site lighting    |
| <input type="checkbox"/> Siding             | <input type="checkbox"/> Porch or deck            | <input type="checkbox"/> Street furniture |
| <input type="checkbox"/> Roof               | <input type="checkbox"/> Greenhouse               | <input type="checkbox"/> Special features |
| <input type="checkbox"/> Gutters/downspouts | <input type="checkbox"/> Dormer                   | <input type="checkbox"/> Parking          |
| <input type="checkbox"/> Chimney            | <input type="checkbox"/> Skylight                 | <input type="checkbox"/> Walks, patios    |
| <input type="checkbox"/> Doors/entrances    | <input type="checkbox"/> Chimney                  | <input type="checkbox"/> Other            |
| <input type="checkbox"/> Windows            | <input type="checkbox"/> Other                    |   |
| <input type="checkbox"/> Porch              |   |   |
| <input type="checkbox"/> Cornice/frieze     |   |   |
| <input type="checkbox"/> Ornamentation      |   |   |
| <input type="checkbox"/> Awning/canopy      |   |   |
| <input type="checkbox"/> Storefront         |   |   |
| <input type="checkbox"/> Color/painting     |   |   |
| <input type="checkbox"/> Other              |   |   |

APPLICATION CONTINUED ON NEXT PAGE

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# Proposed Location of Dumpster Enclosure

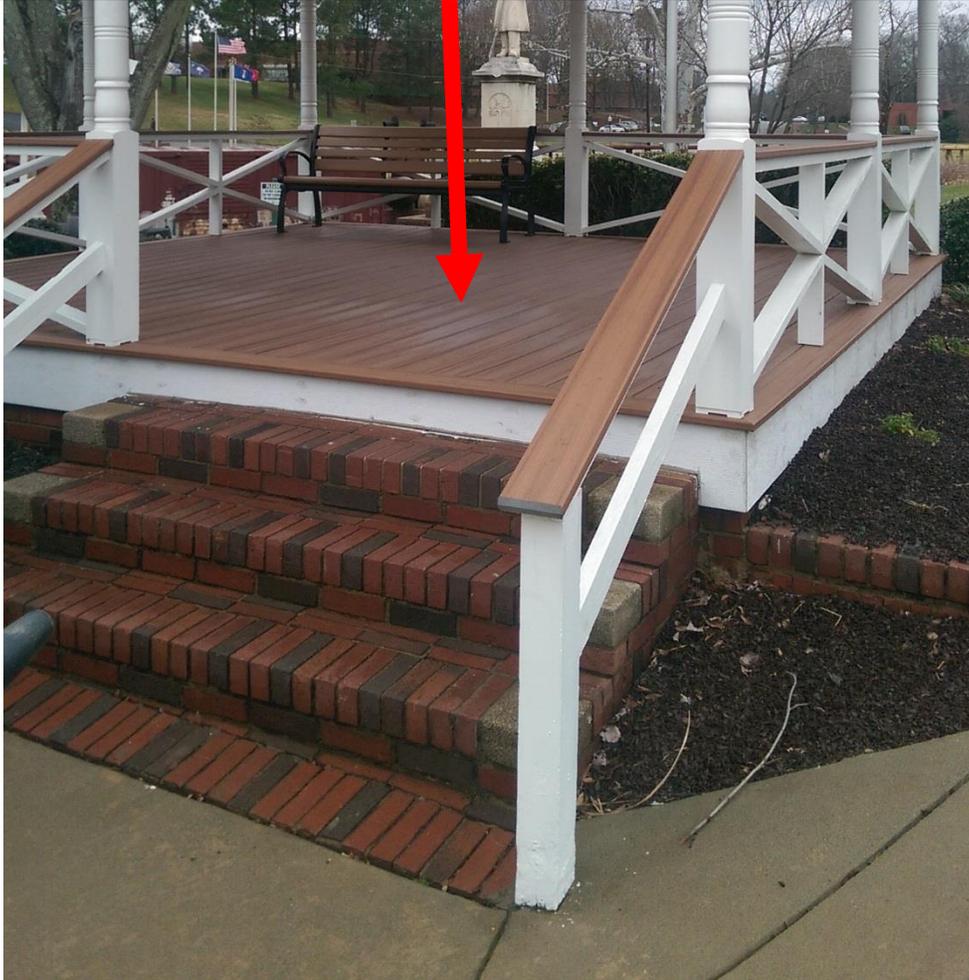




**Proposed Design to Match  
Existing Dumpster Behind  
Clebourne Building**



Example of Wood for Gate



# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

RENTER FORT MILL COMMUNITY PLAYHOUSE  
Applicant Name: BOB EDWARDS

Mailing Address: PO BOX 354, FORT MILL, SC 29716

Telephone Number: 803-548-8102

Property Information:

OWNER KANAWHA PROPERTIES OF YORK CO.  
Address: 218-220 MAIN ST

Current Zoning: \_\_\_\_\_

Current Use of Property: RENTAL

## Submission Checklist

- Completed application\*
- Drawings and specifications of proposed improvements\*
- Site plan showing location of proposed improvements\*
- Application fee (\$100 residential / \$250 non-residential)\*

Additional materials may be required  
\*Required with submission

Work Summary: Please check all areas that apply to the proposed improvements

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> DEMOLITION                  | <input type="checkbox"/> NEW STRUCTURE | <input type="checkbox"/> EMERGENCY REPAIR |
| <input checked="" type="checkbox"/> GRAPHICS/SIGNAGE | <input type="checkbox"/> MAINTENANCE   |   |
| <b>REHABILITATION</b>                                | <b>ADDITIONS TO EXISTING</b>           | <b>SITE WORK</b>                          |
| <input type="checkbox"/> Foundations                 | <input type="checkbox"/> Room addition | <input type="checkbox"/> Fence or wall    |
| <input type="checkbox"/> Masonry                     | <input type="checkbox"/> Garage        | <input type="checkbox"/> Site lighting    |
| <input type="checkbox"/> Siding                      | <input type="checkbox"/> Porch or deck | <input type="checkbox"/> Street furniture |
| <input type="checkbox"/> Roof                        | <input type="checkbox"/> Greenhouse    | <input type="checkbox"/> Special features |
| <input type="checkbox"/> Gutters/downspouts          | <input type="checkbox"/> Dormer        | <input type="checkbox"/> Parking          |
| <input type="checkbox"/> Chimney                     | <input type="checkbox"/> Skylight      | <input type="checkbox"/> Walks, patios    |
| <input type="checkbox"/> Doors/entrances             | <input type="checkbox"/> Chimney       | <input type="checkbox"/> Other            |
| <input type="checkbox"/> Windows                     | <input type="checkbox"/> Other         |   |
| <input type="checkbox"/> Porch                       |  |   |
| <input type="checkbox"/> Cornice/frieze              |  |   |
| <input type="checkbox"/> Ornamentation               |  |   |
| <input type="checkbox"/> Awning/canopy               |  |   |
| <input type="checkbox"/> Storefront                  |  |   |
| <input type="checkbox"/> Color/painting              |  |   |
| <input type="checkbox"/> Other                       |  |   |

APPLICATION CONTINUED ON NEXT PAGE

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18" x 59" sign. – This sign would be located in the transom located above the double doors facing Main Street. It will be constructed from 1/2" thick hardwood and painted with exterior latex paint. Color scheme will be white background with black letters. A clear sealer will applied to all surfaces. The sign will be mounted to the transom frame with weather resistant screws. The sign will be painted by one of our artists.

32" x 54" sign – This sign would be located above and to the left of the double doors facing Main Street. It will direct people to the main entrance which is located part way down the alley. The sign and brackets will be made from aluminum. Color scheme will be white background with black vinyl letters. It will be mounted to the building with eight weather resistant screws. The sign will be manufactured and installed by Sign Techniques, a supplier of several building signs located on Main Street.

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Bob Edwards                      1/28/16  
Signature                                      Date  
803-367-2390

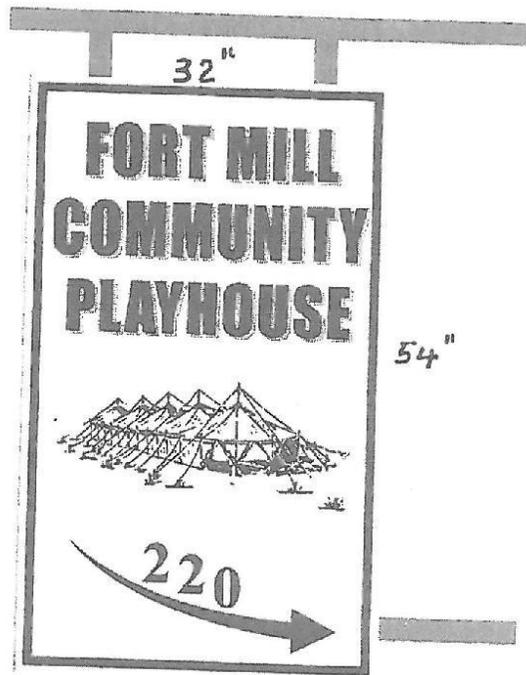
SEE PAGE 3 FOR DRAWING

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**Sign Notes:**

- 1) 18" x 58<sup>7</sup>/<sub>8</sub>" x 0.25" thk. hardwood with white background.
- 2) Nominal 1/2" wide black boarder set back 1/2" from edges.
- 3) 3" tall black letters for FMCP, 1" tall black letters for address.
- 4) Paint with exterior latex paint and clear sealer.
- 5) (4) 3/16" dia. mounting holes in the corners.



PG 3