

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
February 10, 2015
Town Hall, 112 Confederate Street
4:30 PM**

Present: Chairman Louis Roman, Scott Couchenour, Atalie Zimmerman, Dan Dodd, Melissa White, Carolyn Blair, Chip Heemsoth, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Candace Windell

Chairman Roman called the meeting to order at 4:30 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the January 13, 2015 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 7-0.

NEW BUSINESS

1. **Request for Certificate of Appropriateness: 138 Clebourne House**: Chairman Roman provided a brief overview of the request, the purpose of which was to install a covered shelter over the existing courtyard area at The Clebourne House. Ms. Windell, owner of The Clebourne House, provided a brief presentation describing the purpose of the covered shelter, which is necessary to provide guests with a weather safe “plan B” if necessary. Ms. Windell explained that the shelter would require the removal of an existing magnolia tree. Members of the Board inquired whether the Town had any regulations about tree removal and whether the tree would be within the Board’s jurisdiction. Planning Director Cronin noted that the Town had regulations for trees over 30” in diameter, however the regulations do not strictly prohibit removal as they provide options for replanting if necessary. Mr. Cronin also noted that the tree provided substance to the site’s exterior appearance and therefore it would be within the Boards purview. Members of the Board discussed the health of the tree and noted that its removal would not be detrimental to the site since the tree is in poor health and would likely need to be removed at some point in the future.

In further discussion, Ms. Windell provided additional specifications as to the shelter she was requesting. The shelter would have a metal roof, include drop down walls, and have lights, fans, etc. along the interior of the shelter. Mr. Dodd noted that the hip roof did not necessarily match the existing home, as the existing home has historic details that provide character that isn’t present in the proposed shelter. Mr. Dodd recommended potentially landscaping the front to minimize the visibility of the proposed shelter. Ms. Windell noted that her preference would be to not add landscaping since the current landscaping provides a very popular backdrop for client’s pictures.

Mr. Dodd stated that this addition, with significant visibility from the street, deserves the attention of an architect. Ms. White made a motion to defer pending the applicant providing an architect designed front elevation drawing. Mr. Dodd seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Information Regarding a Potential 2015 Federal Historic Preservation Grant:** Mr. Cronin provided information on a potential historic preservation grant through the South Carolina Department of Archives and History. The Town applied for the grant for potential assistance in funding design guidelines for the Town's historic district. Mr. Cronin noted that if the Town were to receive the grant, it is likely that matching funds could be used out of the Town's contingency fund for the fiscal year. Chairman Roman noted that this was an important project and that he appreciates staff's work on the grant application.

Assistant Planner Pettit noted that the Town had received multiple inquiries related to the exterior duct/exhaust work for the new restaurant located at the bottom of Main Street. In looking through the plans provided to the Historic Review Board in the previously approved Certificate of Appropriateness, Mr. Pettit noted that the exhaust work was not detailed to show what exists today. Ms. Blair, due to the inconsistency in the submitted plans, made a motion to bring back the applicants to further discuss the exterior exhaust work at 203 & 213 Main Street for the Hobos restaurant, requesting specifically a fully colored, to scale side elevation showing all proposed improvements. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

Mr. Heemsoth noted that the banner sign at Art, Funk, & Junk was never permitted through the Historic Review Board and asked whether or not the Town permitted the banner sign. Mr. Cronin noted that staff had never approved the sign and that staff would look into the issue.

There being no further items listed on the agenda, Chairman Roman called for a motion to adjourn. The meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Chris Pettit
Planning Department