

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

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

Absent: Chip Heemsoth

Guests: Candace Windell, Ron Talerico, Jason Cloud, Jim Britton

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

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes from the February 10, 2015 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 6-0.

OLD BUSINESS

1. **Request for Certificate of Appropriateness: 138 Clebourne Street:** Assistant Planner Pettit provided a brief overview of the request, noting that the application to install a covered shelter over the existing courtyard area at The Clebourne House was initially presented to the Board at the February, 2015 meeting. Mr. Pettit noted that the applicant had since revised the proposed shelter to meet the requests of the Board, including adding detailed elements to match the historic character of the principal structure. Mr. Dodd, along with other members of the Board, stated that the applicant did an excellent job with the revisions. Ms. Blair made a motion to approve the application as presented. Mr. Dodd seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

2. **Request for Certificate of Appropriateness: 203/205 Main Street:** Assistant Planner Pettit provided a brief history of the application, which was to make various exterior modifications related to a proposed restaurant use at 205 Main Street. Mr. Pettit noted that the Board, at their February, 2015 meeting, had requested the applicant's return to discuss existing elements not previously approved by the Board. Mr. Britton made a brief presentation related to the exhaust work, noting that the existing work appeared on the construction documents but not necessarily on other documents presented by the project architect. Mr. Britton also noted an additional request to add a historic plaque to the building front and to change the previously approved deck railing from wood pickets to a cable system. Ms. White and Ms. Blair asked if the exhaust hood would be moved and/or painted. Mr. Britton stated that the exhaust duct work would be painted to match the brick color so as to blend in, however the hood would likely not be painted or moved as it would be difficult to do so. Chairman Roman noted that the Board had received complaints as to the appearance of the hood and asked if it would be possible to screen. Mr. Britton stated that in previous projects, attempts to screen items had sometimes looked worse than the items themselves and rather drew more attention as opposed to less. Mr. Dodd noted that the cable system would be more fitting than the previously approved wood pickets. There being no further discussion,

Chairman Roman asked for a motion. Ms. Blair made a motion to approve the change from wood pickets to an airline cable system, to approve a historic plaque on the building front, and to approve the exhaust work, with the duct work painted to match the brick color of the side elevation. Mr. Couchenour seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

NEW BUSINESS

Request for Certificate of Appropriateness: 231 Main Street: Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to install an awning and signage for a Father and Son Electric Service Co., Inc. office. Mr. Talerico provided a picture showing the proposed awning and sign, with the awning matching the style of Pucker Butt with a navy blue color and lettering for the property address. Mr. Talerico noted that the awning only covers the half of the property that is being rented, as the owner would not allow the applicant to occupy both suites of the property. Chairman Roman stated that the sign looked out of place with the other elements. Mr. Talerico noted that the style of sign was similar to Pucker Butt. Mr. Roman noted how the awning and signage worked together at Pucker Butt, but not in the proposed plan for 231 Main Street. Mr. Talerico noted that the sign could include blue trim with detailed edges to fit with the awning and add a more historic look. Mr. Couchenour made a motion to approve the application, with the awning approved as presented and the signage to include a detailed trim to match the color of the awning. Ms. Blair seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

At the Boards February, 2015 meeting, Planning Director Cronin noted that the Town had applied for a potential historic preservation grant through the South Carolina Department of Archives and History. Mr. Cronin happily informed the Board that the Town's application had been approved and that the Town is awaiting formal documentation of the approval, the first historic preservation grant approved for the Town since the mid- to late-90's.

Planning Director Cronin reminded the Board members of expiring terms and advised those wishing to continue their service to turn in new paperwork to the Planning Department.

Ms. Blair questioned whether there were online options for continuing education credits. Planning Director Cronin noted that the education is approved through the South Carolina Planning Education Advisory Committee and that he was unaware of online options for credits. Mr. Cronin noted that staff would look into the possibility and additionally reminded the Board that the Town of Fort Mill and the City of Tega Cay would be offering three more training opportunities throughout 2015. Mr. Dodd noted that other similar disciplines utilized Red Vector programs for online training. Mr. Cronin noted that staff would look into it and report back at the next meeting.

There being no further business, the meeting was adjourned at 5:13 p.m.

Respectfully submitted,

Chris Pettit
Planning Department