



**TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
May 10, 2016
112 Confederate Street
4:30 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: March 8, 2016 *[Page 2-3]*

OLD BUSINESS

1. Request for Certificate of Appropriateness *[Pages 4-8]*

| | |
|-------------------|---|
| Applicant Name: | Kuester Development Associates |
| Owner Name: | Process Properties LLC |
| Property Address: | 100 & 102 Main Street |
| Purpose: | Request to approve exterior improvements for the renovation of the abandoned theatre building |
| Zoning: | LC / Historic |

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of the first draft of the Historic District Design Guidelines

ADJOURN

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
March 8, 2016
Town Hall, 112 Confederate Street
4:30 PM**

Present: Louis Roman, Nik Radovanovic (4:37), Jonathan Mauney, Dan Dodd, Carolyn Blair, Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: None

Guests: Bob Edwards (Fort Mill Community Playhouse), Lisa Banish (Lisa B's), Julie Husband (Winter & Co.), Josh Lampson (Town Intern)

CALL TO ORDER

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

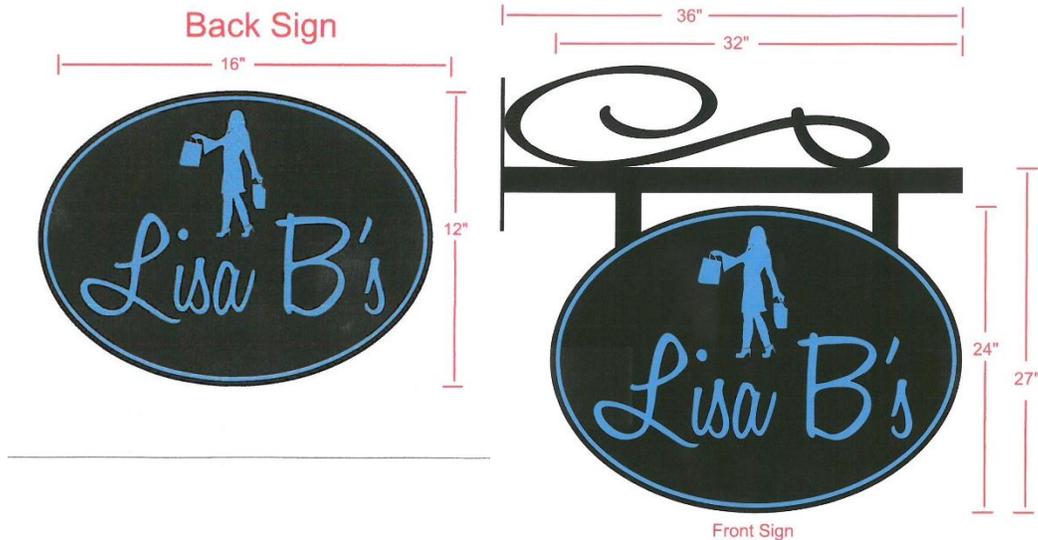
APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the February 9, 2016 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 6-0.

OLD BUSINESS

Chairman Roman recused himself at 4:31 p.m. prior to beginning Old Business Item #1. Vice-Chairman Dodd assumed the duties of acting Chairman in Mr. Roman's absence.

- 1. Request for Certificate of Appropriateness: 118 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve signage at the front and rear of the building as well as a change of color for the rear entry door. Staff did note to the Board that the applicant had revised the signage design prior to the meeting, and staff provided the following signage design for the Board to consider:



Lisa Banish, the tenant and owner of Lisa B's, noted that discussions with the property owner had resulted in the new design, which is significantly smaller than the initial proposal to match the scale of the building.

Hearing no issues in regards to the proposed signage design or rear entry door color, Vice-Chairman Dodd called for a motion. Ms. Blair made a motion to approve the request to change the rear entry door color as submitted and to approve the revised signage as presented at the meeting. Ms. White seconded the motion. The motion was approved by a vote of 5-0.

Chairman Roman returned to the meeting at 4:33.

- 2. Request for Certificate of Appropriateness: 220 Main Street:** Mr. Radovanovic arrived at 4:37, prior to the discussion of Old Business Item #2. Assistant Planner Pettit provided an overview of the request, the purpose of which was to approve signage at the new location of the Fort Mill Community Playhouse. Assistant Planner Pettit noted the signage request was originally for two signs, however the Board at their previous meeting noted that the signage covering the transom would not be appropriate as it was covering an architectural feature of the building. Bob Edwards, on behalf of the Fort Mill Community Playhouse, noted that the applicant would like to move forward with the second projecting sign as presented in the agenda packet. Vice-Chairman Dodd asked if the sign was to be professionally made, to which Mr. Edwards noted that it was to be made by the same company that completed several other projecting signs on Main Street. Ms. Blair asked whether or not the alley was to be lighted, to which Mr. Edwards noted that the adjacent building provided sufficient lighting for the alley.

Ms. Blair made a motion to approve the request for the projecting sign as submitted. 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.

ITEMS FOR INFORMATION / DISCUSSION

Assistant Planner Pettit introduced Julie Husband and Nore Winter with Winter and Company, the consultant hired by the town to complete the Historic District Design Guidelines project. Mr. Winter and Ms. Husband provided a presentation on what design guidelines are, how they are a benefit to the town, how they are to be used, and how the consultant will work towards creating the finished product for the town. The consultants provided a question and answer session with the Board members, additionally discussing the next steps for the project, which would include the first draft being completed for a discussion in April.

There being no further business, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: KUESTER DEVELOPMENT ASSOCIATES
ATTN: CHRIS MANNIX
Mailing Address: 127 BEN CASEY DR., FT MILL SC 29715
Telephone Number: 803.578.7788

Property Information:

Address: 100 102 MAIN ST, FT MILL SC 29715
Current Zoning: LOCAL COMMERCIAL
Current Use of Property: ABANDONED

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 type="checkbox"/> GRAPHICS/SIGNAGE | <input type="checkbox"/> MAINTENANCE | |
| REHABILITATION | ADDITIONS TO EXISTING | SITE WORK |
| <input type="checkbox"/> Foundations | <input checked="" 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 checked="" type="checkbox"/> Doors/entrances | <input type="checkbox"/> Chimney | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Other | |
| <input type="checkbox"/> Porch | | |
| <input type="checkbox"/> Cornice/frieze | | |
| <input type="checkbox"/> Ornamentation | | |
| <input checked="" type="checkbox"/> Awning/canopy | | |
| <input type="checkbox"/> Storefront | | |
| <input type="checkbox"/> Color/painting | | |
| <input type="checkbox"/> Other | | |

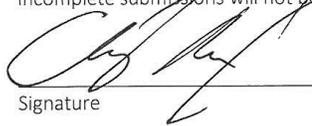
APPLICATION CONTINUED ON NEXT PAGE

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.

100 AND 102 MAIN ST HOUSES THE ABANDONED THEATER BUILDING, WHICH WAS THE VICTIM
OF A FIRE SOME YEARS AGO, RENDERING IT UNINHABITABLE AND ABANDONED. KUESTER
DEVELOPMENT ASSOCIATES PLANS TO BRING THIS HISTORIC STRUCTURE BACK TO LIFE
BY TURNING THE THEATER INTO AN 8000 +/- SF GENERAL OFFICE BUILDING. COGNISANT
OF THE HISTORIC VALUE OF THE BUILDING, WE ARE MINDFUL OF THE AESTHETICS OF THE
BUILDING AND HAVE DESIGNED IT TO FIT IN SEEMLESSLY WITH THE REST OF HISTORIC
DOWNTOWN FORT MILL. WE LOOK FORWARD TO WORKING TOGETHER WITH THE HISTORIC
REVIEW BOARD ON THIS PROJECT. THE MAJOR AESTHIC CHANGES INCLUDE THE ADDITION
OF WINDOWS AND DOORS, BLACK METAL AWNINGS, AND 2 SIGNS. WE WOULD ALSO ADD
SITTING BENCHES AND MINOR LANDSCAPING .

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.



Signature

9/18/15

Date

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

Original Submission: September '15



Revised Submission: May '16



Fort Mill Theater Reinvention

Fort Mill, SC

2016 MARCH 07



MAIN STREET PATIO RENDERING ODA

Revised Submission: May '16



Fort Mill Theater Reinvention

Fort Mill, SC

Feb 15, 2016

Exterior Perspective

