

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

Present: Louis Roman, Nik Radovanovic, Carolyn Blair (4:35), Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: Jonathan Mauney, Dan Dodd

Guests: Chris Mannix (Kuester), Brian Tye (Overcash Demmitt Architects)

**CALL TO ORDER**

Chairman Roman called the meeting to order at 4:34 p.m.

**APPROVAL OF MINUTES**

Mr. Heemsoth made a motion to approve the minutes from the March 8, 2016 meeting as presented, with a second by Ms. White. The minutes were approved by a vote of 4-0.

**OLD BUSINESS**

Carolyn Blair arrived at 4:35, prior to the discussion of Old Business Item #1.

1. **Request for Certificate of Appropriateness: 100 & 102 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve the design concept for the proposed renovation work at 100 & 102 Main Street (old Centre Theatre). Mr. Pettit noted that the applicant would be requesting full design approval during the preliminary certification process for the Bailey Bill tax credits.

Chris Mannix with Kuester provided an overview of the proposed design concept and rehabilitation work. In discussion of the front Main Street façade, Mr. Mannix noted that the design would bring back the original brick getting rid of the stucco as well as bringing back the historical marquee type signage on the front. The board discussed the proposed marquee signage, noting that it brought back the historical context to the building. Mr. Mannix mentioned that the sign company was creating the sign off of historical photographs of the old Centre Theatre.

Chairman Roman briefly discussed the significance for the project as a key focal point of the downtown and praised the designers for their work thus far.

Mr. Radovanovic questioned the outdoor patio space and how hospitable it may be. Mr. Mannix noted that the potential tenants of the building will find that space very important and the need to make it hospitable/accommodating is crucial. Mr. Radovanovic mentioned that people are what makes the space, so everything possible should be done to make it a place for people to congregate. Further discussions occurred about how to make the space desirable for the public.

Ms. Blair made a motion to approve the concept of the proposed renovation to 100 to 102 Main Street as presented at the meeting. Ms. Radovanovic seconded the motion. The motion was approved by a vote of 5-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

Assistant Planner Pettit discussed the first draft of the Historic District Design Guidelines as prepared by Winter and Company, asking members of the board for any discussion or comments on the draft. Ms. White applauded the use of graphics and pictures as it made the draft approachable. Mr. Radovanovic noted the length of the draft seems unapproachable at first, but the way the draft is laid out provides clear guidance for an applicant as to what sections apply and what sections do not which assists in making the document usable/friendly. Ms. Blair made the point that a lot of the pictures were not from Fort Mill and requested that the pictures be annotated as far as where they are taken from. Chairman Roman made the comment that the draft meets the expectations he had for what to expect, noting that if the guidelines were followed then applicants should not have a problem getting projects approved. Mr. Pettit noted that over time, as staff becomes more comfortable and knowledgeable with the guidelines, there should be no problem guiding applicants toward projects that shouldn't have a problem getting approved.

Chairman Roman asked the board to continue to read and review the draft and to provide any further comments to staff.

Mr. Heemsoth questioned whether the HRB fencing approval at the armory, on the Elliott Street side, required the fence to have the green slats, to which Ms. Blair noted that it was discussed but not required.

There being no further business, the meeting was adjourned at 5:05 p.m.

Respectfully submitted,

Chris Pettit, AICP  
Assistant Planner