

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
August 9, 2016
Town Hall, 112 Confederate Street
4:30 PM

Present: Nik Radovanovic, Jonathan Mauney, Melissa White, Carolyn Blair, Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: Dan Dodd, Louis Roman

Guests: Bill Reigel (Owner, 122 Confederate Street), Beth Reigel (Owner, 122 Confederate Street), Chelsea Sacks (Architect, 122 Confederate Street), Justin Smith (Architect, 122 Confederate Street)

CALL TO ORDER

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

APPROVAL OF MINUTES

Mr. Mauney made a motion to approve the minutes from the July 12, 2016 meeting as presented. Ms. White seconded the motion. The motion passed with a vote of 5-0.

Ms. White made a motion to approve the minutes from the July 26, 2016 meeting as presented. Mr. Mauney seconded the motion. The motion passed with a vote of 5-0.

HISTORIC DISTRICT DESIGN GUIDELINES

- 1. Request for Formal Endorsement of Final Draft – Town of Fort Mill Historic District Design Guidelines – Noré Winter, Winter & Co.:** Assistant Planner Pettit introduced Noré Winter with Winter and Co., the consultants for the town’s Historic District Design Guidelines project. Mr. Winter, via a GoToMeeting presentation, provided an overview of the changes made from the first draft of the design guidelines that were incorporated into the final draft, which primarily were housekeeping type items for cleaning up the draft. Assistant Planner Pettit and Planning Director Cronin went over a few additional changes that staff would request be incorporated into the final draft, including adding language regarding the grant funding of the project and providing revisions to the document’s appendices. There being no further discussion, Acting-Chairman Heemsoth called for a motion. Ms. Blair made a motion to formally endorse the final draft of the Historic District Design Guidelines with changes as requested by staff. Mr. Radovanovic seconded the motion. The motion passed by a vote of 5-0.

Assistant Planner Pettit requested, if there was no objection, to move Old Business Item #1 to the end of the agenda. There being no objection, the item was moved to the end of the agenda.

NEW BUSINESS

1. **Request for Certification of Appropriateness: 122 Confederate Street:** Assistant Planner Pettit provided a brief overview of the applicants three requests: to replace the existing wood siding on the home with fiber-cement “HardiePlank” siding, to demolish the existing carport structure at the end of the driveway, and to construct a new attached garage at the end of the driveway.

Mr. Heemsoth questioned whether HardiePlank was approved previously for this structure, to which Assistant Planner Pettit noted that a previous addition to the rear of the structure was approved with a HardiePlank material.

Mr. Radovanovic questioned the applicant as to what the reasoning was for requesting the HardiePlank as opposed to replacing with wood siding, to which Mr. Reigel noted that it was for consistency as approximately 40% of the house is already HardiePlank in addition to the reason that HardiePlank is an easier material to maintain. Mr. Radovanovic questioned whether the applicant had considered Hardie’s artisan material, which is 5/8” in thickness and would provide more realistic shadow lines, to which Mr. Reigel noted that they had not considered it and Chelsea Sacks, one of the architects, noted that it would not match the existing HardiePlank material on the home.

Ms. Blair questioned how much further forward the new garage would be than the existing carport, to which Ms. Sacks, noted that it would come forward approximately 10’.

Assistant Planner Pettit questioned whether the circular attic vents, a key design element on the house, would remain with the renovation, to which Mr. Reigel noted that they would remain. Assistant Planner Pettit questioned whether any other architectural features would be removed, to which Mr. Reigel noted that no architectural features would be removed.

Mr. Radovanovic noted that if historic preservation was the goal, that replacement with wood would be the ideal material. Ms. Reigel noted that the look of the house would not be changing, to which Mr. Radovanovic respectfully disagreed.

Mr. Radovanovic questioned whether any trim would be replaced, to which Mr. Reigel noted that there would replacement of trim with a synthetic material.

Mr. Reigel passed around a sample piece of the HardiePlank material for the board to see. Mr. Radovanovic noted that for true historic preservation of the home, wood would be utilized for the renovation, however noting that he was sympathetic with the maintenance issue, and consistency issue with the existing HardiePlank.

Planning Director Cronin went over the use of substitute materials throughout several other jurisdictions, to which he noted that some jurisdictions allowed Hardie materials completely with others restricting use to non-primary and/or non-visible facades.

Assistant Planner Pettit provided an overview of the National Park Service's Preservation Briefs #16, which notes that substitute materials may be suitable on a case by case basis when appearance, physical properties, and the material performance match that of the original material. Mr. Radovanovic noted that those items would be met to some degree, but that all the points could be argued.

There being no further discussion, Acting-Chairman Heemsoth called for a motion. Ms. Blair made a motion to approve the three requests as presented. Ms. White seconded the motion. The motion as approved by a vote of 5-0.

2. **Request for Certification of Appropriateness: 227 Main Street:** Assistant Planner Pettit provided an overview of the request, the purpose of which was to approve modifications made to the front façade of the structure as emergency repairs to the building. Assistant Planner Pettit noted that the applicant was out of town and would not be available for discussion.

A discussion occurred on the change in design of the windows, which used to be one plate of glass whereas now it was replaced with two separated windows. The Board questioned whether they had the authority to require the windows to be put back to their original, pre-modified state, to which Planning Director Cronin noted that it would be within the Board's authority to do so. Planning Director Cronin noted that, even in emergency situations, a discussion should occur with staff before doing anything to ensure major issues don't arise out of the repair.

Staff noted that in the draft version of the upcoming budget, a façade improvement grant has been included, which could provide the applicant an opportunity to receive assistance in to make improvements to the façade.

Ms. Blair asked for clarification for what the request is, to which Assistant Planner Pettit noted at this time the request would be to approve the modifications as they were completed. Ms. Blair made a motion to deny the request for certificate of appropriateness,

which was to allow the modifications as is, and would request the applicant come back with a revised submission for discussion. Ms. White seconded the motion. The motion was approved by a vote of 5-0.

OLD BUSINESS

1. **Request for Certification of Appropriateness: Parking Lot Behind Main Street:**

Assistant Planner Pettit provided an overview of the request, the purpose of which was to revise a previously approved dumpster enclosure in the town's parking lot behind the north side of Main Street. Assistant Planner Pettit explained the changes made to the previous design, specifically noting that the town would want to include a side door to the enclosure which was not shown on the drawing.

Ms. Blair wanted to be sure that the wood, as shown on the revised plan, would be maintained, to which Assistant Planner Pettit noted that the town would either own the enclosure or have a maintenance agreement for whoever does own it.

Ms. Blair made a motion to approve the revision as submitted. Mr. Mauney seconded the motion. The motion was approved by a vote of 5-0.

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner