



**TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
October 13, 2015
112 Confederate Street
4:30 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: September 29, 2015 *[Pages 2-4]*

NEW BUSINESS

1. Request for Certificate of Appropriateness *[Pages 5-7]*

Applicant Name:	Don Duncan
Owner Name:	Downtown Partners
Property Address:	204 Main Street
Purpose:	Request to approve signage on the front façade of the building on Main Street
Zoning:	LC / Historic

ADJOURN

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
September 29, 2015
Town Hall, 112 Confederate Street
4:30 PM**

Present: Vice-Chairman Dan Dodd, Jonathan Mauney, Nik Radovanovic, Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit

Absent: Chairman Louis Roman, Carolyn Blair

Guests: Rick Dammann (FMHM), Tamara Osborne (FMHM), Chris Mannix (Kuester Development Associates), Chip Smith (100 & 102 Main Street), David Bratton (Springland, Inc.)

CALL TO ORDER

Vice-Chairman Dodd called the meeting to order at 4:39 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the March 10, 2015 meeting as presented, with a second by Ms. White. The minutes were approved by a vote of 5-0.

NEW BUSINESS

1. **Request for Certificate of Appropriateness: 107 Clebourne Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to make various exterior modifications to the site related to signage and ADA improvements. Mr. Radovanovic noted the ADA improvements at the rear of the property do not match the original design. Vice-Chairman Dodd concurred, additionally noting concern that the proposed mulch pathway from the rear to the front door poses multiple issues. Mr. Heemsoth stated his disappointment in the fact that the improvements were approved through staff before receiving a Certificate of Appropriateness through the Historic Review Board. Assistant Planner Pettit noted that staff had multiple discussions with a representative of the applicant reminding them that no exterior modifications were approved unless they went through the Historic Review Board. Assistant Planner Pettit additionally noted that any staff approvals that might have occurred did not go through the appropriate staff review processes and that there would be an internal discussion with staff to ensure the staff error does not happen again.

Several members of the Board noted the improvements that were completed fall short of being ideal aesthetically. Rick Dammann, representing the Fort Mill History Museum, noted that having to redo any of the improvements would be a significant challenge, if not impossible, financially. Members of the Board did note the difficulty in requiring the applicants to incur additional expenses to redo improvements that were already completed.

Vice-Chairman Dodd requested that separate motions be made for each set of improvements. Mr. Heemsoth made a motion to approve a mulch pathway from the rear parking area to the front of the property. Ms. White seconded the motion. There being no further discussion, Vice-Chairman Dodd called for vote. The motion was approved by a vote of 3-2, with Vice-Chairman Dodd and Mr. Radovanovic opposed. Vice-Chairman Dodd noted that as the museum grows at that location, they should consider a more permanent and appropriate walkway material.

Mr. Heemsoth made a motion to approve the signage plans as presented. Ms. White seconded the motion. There being no further discussion, Vice-Chairman Dodd called for a vote. The motion was approved by a vote of 5-0.

Mr. Heemsoth made a motion to approve the modification to the rear door, which included removing the original door and replacing it with a wider door for ADA compliance. Mr. Mauney seconded the motion. There being no further discussion, Vice-Chairman Dodd called for a vote. The motion was approved by a vote of 5-0.

Mr. Heemsoth made a motion to approve the modifications at the rear of the property, including the modifications to the stairs, ADA ramp, and drop-off concrete pad with the following conditions:

- The ADA ramp, balusters, and railing are to be painted to match the existing porch;
- The ADA ramp floor is to be painted with a traction-added paint;
- The stairs are to remain natural to weather/match the existing porch flooring; and,
- Any significant repair/modification the rear of the property is to come back before the Board, at which time the stairs, ramp, balusters, railing, etc. are to be discussed again and brought up to a more historically accurate aesthetic.

Mr. Mauney seconded the motion. There being no further discussion, Vice-Chairman Dodd called for a vote. The motion was approved by a vote of 5-0.

2. **Request for Certificate of Appropriateness: 210 North White Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to make various exterior modifications to the carriage house conference room located at 210 North White Street. David Bratton, the representative for Springland, Inc., discussed the reasoning for the proposed changes and spoke to some of the specific details of the changes. Members of the Board applauded the design and aesthetics of the proposed changes. Mr. Heemsoth made a motion to approve the request as submitted. Ms. White seconded the motion. There being no further discussion, Vice-Chairman Dodd called for a vote. The motion was approved by a vote of 5-0.
3. **Request for Certificate of Appropriateness: 100 & 102 Main Street:** Prior to beginning the discussion, Vice-Chairman Dodd noted that he would abstain from voting on the application as his company is working with Kuester on another project.

Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to make various exterior modifications to the former theatre building at the corner of Main

Street and Academy Street. Chris Mannix with Kuester Development Associates introduced the purpose of the project, noting that the purpose of their appearance before the Historic Review Board was to begin the discussion on the proposed design with the intent to come back to the Board at a subsequent meeting for final approvals. Mr. Mannix noted that further due diligence is required with a structural engineer to determine the feasibility of the current design and that a subsequent design could feature less windows depending on the building's structural integrity. Mr. Heemsoth stated that he was disappointed the theatre use could not be reestablished, however the design as presented was attractive. Several members of the board noted their general approval of the design intent. Mr. Radovanovic noted that the canopy design could potentially be approved upon. Vice-Chairman Dodd requested that the final elevation that is to be presented to the Board includes all utility / functionally required items, those not generally included when the conceptual renderings are submitted. Hearing no further discussion, Vice-Chairman Dodd asked for a motion. Mr. Heemsoth made a motion to defer the application pending a final submittal from the applicant. Ms. White seconded the motion. The motion was approved by a vote of 4-0, with Vice-Chairman Dodd abstaining from the vote.

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner

Date Received: 9-30-15
Historic Review Board Date: Oct. 13

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: DON DUNCAN

Mailing Address: 107 Melrose Ct., FM 29715

Telephone Number: 803 984 6515

Property Information:

Address: 204 Main St, FM

Current Zoning: _____

Current Use of Property: Photography Studio

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

DEMOLITION

NEW STRUCTURE

EMERGENCY REPAIR

GRAPHICS/SIGNAGE

MAINTENANCE

REHABILITATION

- Foundations
- Masonry
- Siding
- Roof
- Gutters/downspouts
- Chimney
- Doors/entrances
- Windows
- Porch
- Cornice/frieze
- Ornamentation
- Awning/canopy
- Storefront
- Color/painting
- Other

ADDITIONS TO EXISTING

- Room addition
- Garage
- Porch or deck
- Greenhouse
- Dormer
- Skylight
- Chimney
- Other

SITE WORK

- Fence or wall
- Site lighting
- Street furniture
- Special features
- Parking
- Walks, patios
- 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

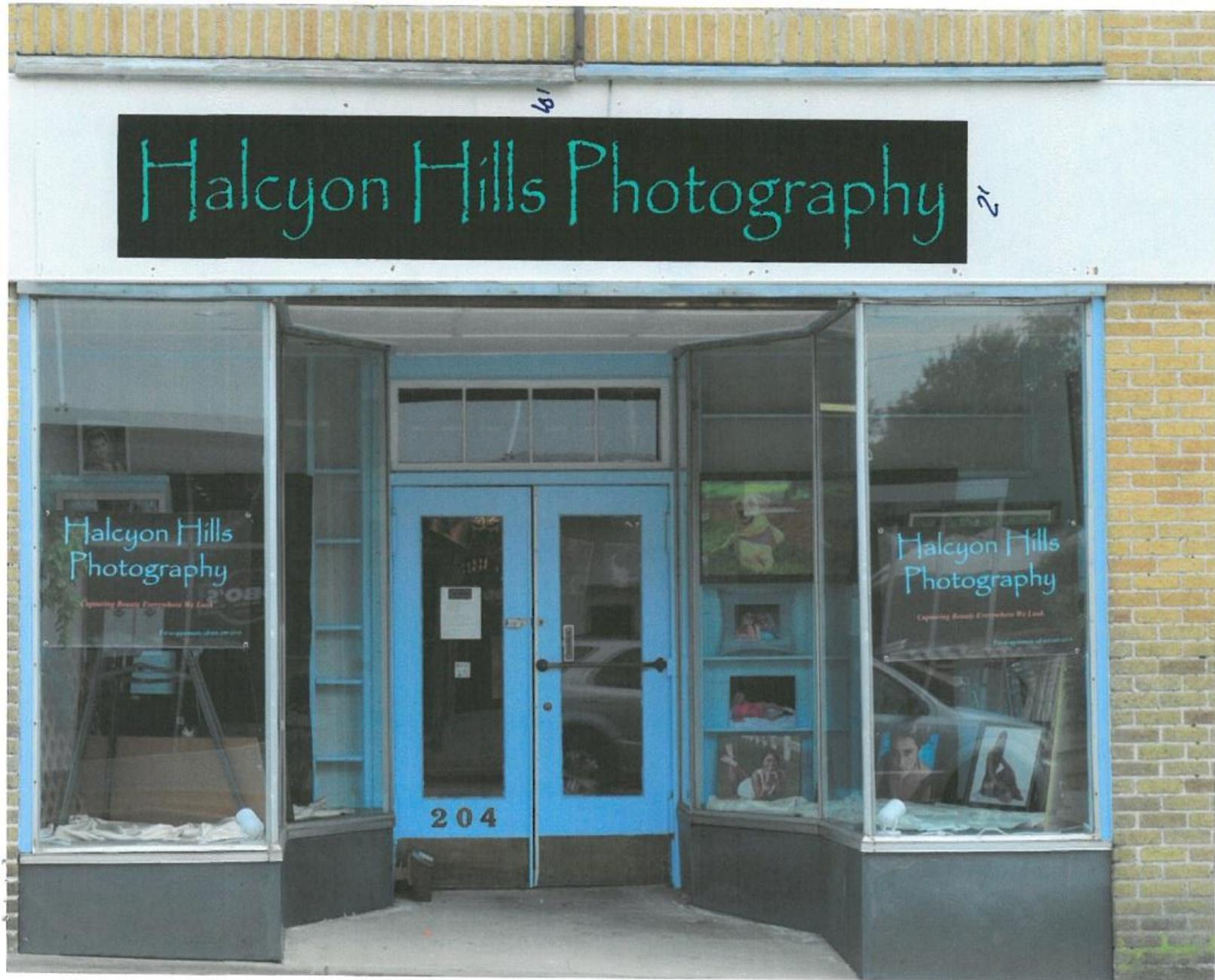
Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail 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.

1. Paint non-brick area over front door white (metal panel and wood trim). These had been white but now have cracked and yellowed. Cleaning and priming will be done before being painted.
2. Mount sign saying the company name "Halcyon Hills Photography" on newly painted sheet metal area over door. This sign will be flush mounted with screws. The colors will be black and a teal blue, as is used on the front door now. A mock-up is attached.

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.

Don P. Damm
Signature

9-30-15
Date



Proposed front sign design