



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

AGENDA

CALL TO ORDER

WELCOME & INTRODUCTIONS

APPROVAL OF MINUTES

- 1. HRB Meeting: August 23, 2016 *[Pages 2-5]*
- 2. HRB Meeting: September 13, 2016 *[Pages 6-7]*

NEW BUSINESS

- 1. Request for Certificate of Appropriateness: *[Pages 8-19]*

Applicant/Owner Name: Hugh and Elizabeth Allison
Property Address: 131 Academy Street
Purpose: Request to approve the removal of an existing chain link fence and the installation of a vinyl privacy fence
Zoning: LC / Historic

ADJOURN

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
August 23, 2016
Spratt Building – 215 Main Street
4:30 PM

Present: Dan Dodd, Nik Radovanovic, Jonathan Mauney, Melissa White, Carolyn Blair, Chip Heemsoth, Assistant Planner Chris Pettit

Absent: Louis Roman

Guests: James Maynard (RedClay PLLC), Chris Mannix (Kuester), Jim Coates (Carolina Crown), John Marks (FM Times)

CALL TO ORDER

Vice-Chairman Dodd called the meeting to order at 4:31 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the August 9, 2016 meeting as presented. Mr. Mauney seconded the motion. The motion passed with a vote of 6-0.

OLD BUSINESS

1. **Request for Certification of Appropriateness: 227 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve modifications previously made to the front façade of the building without approval of a certificate of appropriateness including removal of a wood façade and replacement of the windows along the front façade. Mr. Pettit noted that this is a continuation of the discussions from the board's August 9th meeting, in which a request was denied to approve the modifications to the front façade as completed.

Jim Coates with Carolina Crown (property owner) spoke to the improvements that were made, which were emergency repairs as the road vibrations had broken the front windows and the wood façade was rotting. Mr. Coates noted that the windows used to be a single plate, but vibrations from the road frequently damaged the windows which led to the change in design with the emergency repair. Mr. Coates noted that several other properties on Main Street utilized designs similar to that utilized in the emergency repair of the windows. Mr. Coates noted that the wood siding was rotting and falling off the façade,

which revealed an unpainted brick that the future tenant preferred as it matched the style of the future business.

Mr. Coates noted that five or six years ago, the town provided notice to all properties on Main Street to clean up and repaint in order to clean up Main Street, at which time Carolina Crown was the only owner to follow the request. Mr. Coates stated that painting the entire front would be an acceptable outcome at this time as well, requesting that the board note the acceptable color palette for repainting.

Ms. Blair stated that she appreciates the work that Carolina Crown has put into their building in the past when it was asked and additionally noted that there are several different types of buildings on Main Street with some potentially having approval to do different window styles and others having been completed without board approval in the past. Ms. Blair noted an understanding of the issues with the vibrations and the troubles with frequent replacement.

Mr. Heemsoth questioned how long the windows had been up, to which Mr. Coates noted that they had been up since May. Mr. Heemsoth questioned whether or not that was enough time to determine whether or not these windows would hold up any better than the previous design, to which Mr. Coates noted that he could feel the difference in the vibration levels.

Mr. Radovanovic questioned whether the replacement windows that were used previously were appropriate and that a tempered glass should have been used from the beginning that could handle vibrations. Mr. Radovanovic spoke to the stucco covered brick above the current awning and its removal, to which Mr. Coates noted that he wasn't aware that the stucco above the awning was part of the current discussion. Mr. Coates additionally noted that a previous replacement was tempered glass and it also cracked. A discussion occurred related to the brick crosswalk that was added on Main Street and its relation to the vibrations of the windows. Vice-Chairman Dodd noted that an expansion joint between the building and the sidewalk could solve the issue of the vibrations, to which Mr. Coates noted that he wasn't willing to experiment when replacements were so costly.

Mr. Coates questioned if a different color could be utilized to repaint the façade, to which Ms. Blair noted they would need to approve any new color. Discussions occurred related to the existing look of the exposed brick.

Vice-Chairman Dodd discussed the requirement that properties within the town's historic district must receive approval for exterior modifications and noted that the applicant should have reached out to the town for a discussion prior to making the modifications, to which Mr. Coates noted that he called town hall and was told that a permit was not required.

Vice-Chairman Dodd discussed the changes occurring along Main Street and the need for properties to follow the rules so that the preservation of the properties continues.

Vice-Chairman Dodd noted the windows as installed were inappropriate. Ms. Blair noted that given the issues in the road that are out of the applicant's control, she would not vote to make the applicant change the windows.

Ms. Blair made a motion to approve the windows as installed and to approve the painting of the façade to the existing green color of the upper façade or to come back within 30 days for approval of a new color. Ms. White seconded the motion. The motion passed with a vote of 5-1, with Vice-Chairman Dodd opposed. Vice-Chairman Dodd noted that any future improvements require approval through the Historic Review Board. A discussion occurred related to educating property owners of the requirements prior to making external modifications within the town's historic district.

Prior to starting New Business Item #1, Vice-Chairman Dodd recused himself at 5:05. Mr. Heemsoth took over as Acting-Chairman for New Business Item #1.

NEW BUSINESS

1. **Request for Preliminary Certification (Bailey Bill): 202 & 206 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve preliminary certification for the purposes of obtaining "Bailey Bill" tax credits for the project.

Chris Mannix, representing Kuester, and James Maynard, representing the project architect RedClay PLLC, spoke to the project in relation to the standards of rehabilitation as noted in the town's "Bailey Bill" ordinance. Mr. Mannix noted that they are being very strict in this rehabilitation project since the properties are on the National Register.

Discussions occurred related to the submitted rendering and the historic photographs of the properties. Ms. Blair questioned the awnings as shown on the rendering, to which Mr. Maynard noted that the rendering doesn't accurately reflect all the improvements proposed as the rendering was created prior to the architect obtaining all historic photographs.

Mr. Maynard went through the historic photos and explained the proposed improvements for the properties, which are accurately noted in the construction documents submitted.

Discussions occurred related to the historic uses of the properties, as several members of the board had information related to those prior uses.

Ms. Blair made a motion to note that the project is eligible per the town's ordinance and to grant preliminary certification approval for the project, conditioned on the specific storefront details (awnings, signs, colors etc.) coming back before the board for approval at a later date. Mr. Heemsoth seconded the motion. There being no further discussion, Acting-Chairman Heemsoth called for a vote. The motion passed 5-0.

Vice-Chairman Dodd returned to the meeting at 5:27.

There being no further business, the meeting was adjourned at 5:29 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
September 13, 2016
Town Hall, 112 Confederate Street
4:30 PM**

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

Absent: Chairman Louis Roman, Dan Dodd

Guests: Noré Winter (Winter & Co.)

Acting Chairman Heemsoth called the meeting to order at 4:39 PM.

HISTORIC DISTRICT DESIGN GUIDELINES

Planning Director Cronin thanked members of the board for taking time out of their regularly scheduled meeting to participate in a special training session on the new Historic District Design Guidelines Manual. Planning Director Cronin stated that council had given first reading approval to an ordinance adopting the new design guidelines on September 12th, with second (and final) reading scheduled for September 26th. Planning Director Cronin then introduced Noré Winter, the principal of Winter & Co., which assisted the town with development of the new design guidelines manual.

Mr. Winter then conducted a training session, with the stated intent of informing board members on the proper way to administer and apply the new Historic District Design Guidelines. Mr. Winter outlined the multi-step approach for reviewing and evaluating applications based on the draft manual:

- Introduction: Determine which chapters of the manual apply to the request (Track)
- Step 1: Determine the architectural style and historic significance of the building
- Step 2: Determine the building's integrity and key architectural features
- Step 3: Determine the building's program requirements (including use)
- Step 4: Review and evaluate the proposed treatment strategy
 - Step 4A: Determine the location of the proposed treatments
 - Step 4B: Determine the style of the proposed treatments

Mr. Winter also reviewed several examples of where the guidelines have been successfully applied, and walked members of the board through multiple hypothetical situations to illustrate how the guidelines should be used.

Acting Chairman Heemsoth and members of the Board thanked Mr. Winter for his assistance and expertise during the development of the design guidelines manual.

Planning Director Cronin stated that council was pleased with the final document, and thanked members of the Historic Review Board for their time and effort in completing the design guidelines project.

There being no further business, Acting Chairman Heemsoth asked for a motion to adjourn. Mrs. Blair made a motion to adjourn, with a second by Mr. Mauney. The motion was approved, and the meeting was adjourned at 6:03 PM.

Respectfully submitted,

Joe Cronin
Planning Director

Historic Review Board



New Business Item #1
CASE # 2016-865
Hugh and Elizabeth Allison
131 Academy Street
Tax Map # 020-06-08-003
Zoning District: LC/Historic

Applicant is requesting a certificate of appropriateness to remove an existing chain link fence and to install a replacement 6'4" vinyl privacy fence.

Background

The Town has received a request for a Certificate of Appropriateness to remove an existing chain link fence and install a new vinyl privacy fence at 131 Academy Street. The property is currently zoned LC/Historic and used as a residence for the homeowner. Adjacent properties along Academy Street are also zoned LC/Historic and used as residences, with property at the rear zoned LC/Historic, currently vacant, and being marketed for a commercial or residential use.

The existing chain link fence is approximately 4' in height surrounding the back yard, with the fence along the rear property line being approximately 6' in height. The applicant's proposal is to remove the chain link fence and install primarily a 6' privacy fence in the locations noted on the attached aerial diagram. A 4' vinyl privacy fence is proposed to connect the home to an accessory garage. The applicant has provided a material brochure showing the proposed vinyl privacy fencing, which is attached.

Discussion and Staff Recommendation

The new fencing, as proposed, is consistent with the town's zoning ordinance regulations, which allows for up to 6' tall fencing behind the front wall (street side) of a residential structure.

The Town of Fort Mill Historic District Design Guidelines Manual, adopted on September 26, 2016, notes the following guidelines for fencing (page 120):

6.16 Design a new fence to be compatible with the historic character of the property.

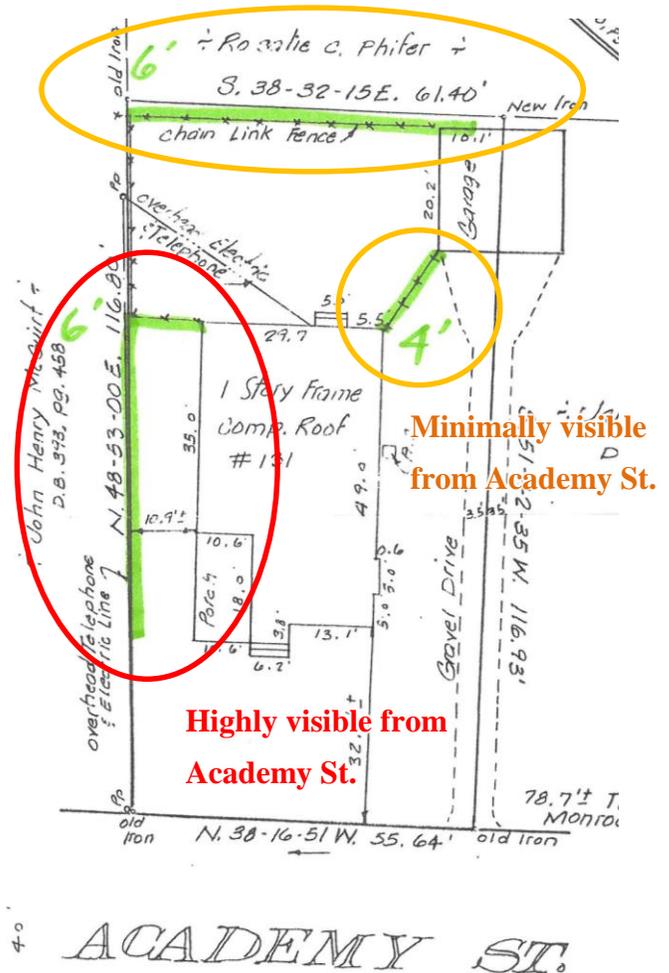
- Design a new fence to be simple, open and low. The following fence types are appropriate:
 - Wrought iron, cast iron and wood picket fences.
 - Brick and stone piers bridged with the materials noted above.
 - Low brick and stone walls with wrought or cast iron fence above.
- The following fence types, enclosures and materials are inappropriate:
 - Chain link

- Stockade fence (under special conditions this fence type may be appropriate if it is located in the rear and is not visible from the street)
- Horizontal board
- Plastic, vinyl and other synthetics
- Do not install opaque fencing
- A new fence in residential context is typically located long the property line; this pattern should be considered

Both the existing chain link and proposed vinyl privacy/stockade fence are noted as inappropriate in the design guidelines manual. With the proposed future design, the fencing will be broken up into sections with varying degrees of visibility (see photos attached).

For the request as proposed, **staff would recommend in favor of denial** as opaque/stockade fencing and vinyl fencing are noted as inappropriate within the historic district. Staff will note that changes in fencing material, location, and style could be discussed with the applicant at the meeting, which could lead to an approval at either the November meeting or a subsequent meeting.

Minimally visible from Monroe White St.



2016-865

Date Received: 10-14-16
Historic Review Board Date: 11-8-16

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Hugh and Elizabeth Allison

Mailing Address: 131 Academy Street, Fort Mill, SC 29715

Telephone Number: 704-251-9411

Property Information:

Address: 131 Academy Street, Fort Mill, SC 29715

Current Zoning: _____

Current Use of Property: Residential

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements*
- Site plan showing location of proposed improvements*
- Application fee (\$125 residential / \$250 non-residential)*

Paid via check
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 type="checkbox"/> Room addition | <input checked="" 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 type="checkbox"/> Doors/entrances | <input type="checkbox"/> Chimney | <input type="checkbox"/> Other |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Other | |
| <input type="checkbox"/> Porch | | |
| <input type="checkbox"/> Cornice/frieze | | |
| <input type="checkbox"/> Ornamentation | | |
| <input 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.

6' white privacy plank style fence, vinyl construction. Replacing approximately 50' of existing chain link fence on back property line. New location for fence on northwest side of house, along property line to end even with front of house. 4' white privacy fence with 4' gate replacing existing chain link between existing detached garage and back corner of house. All new fencing indicated on the attached layout.

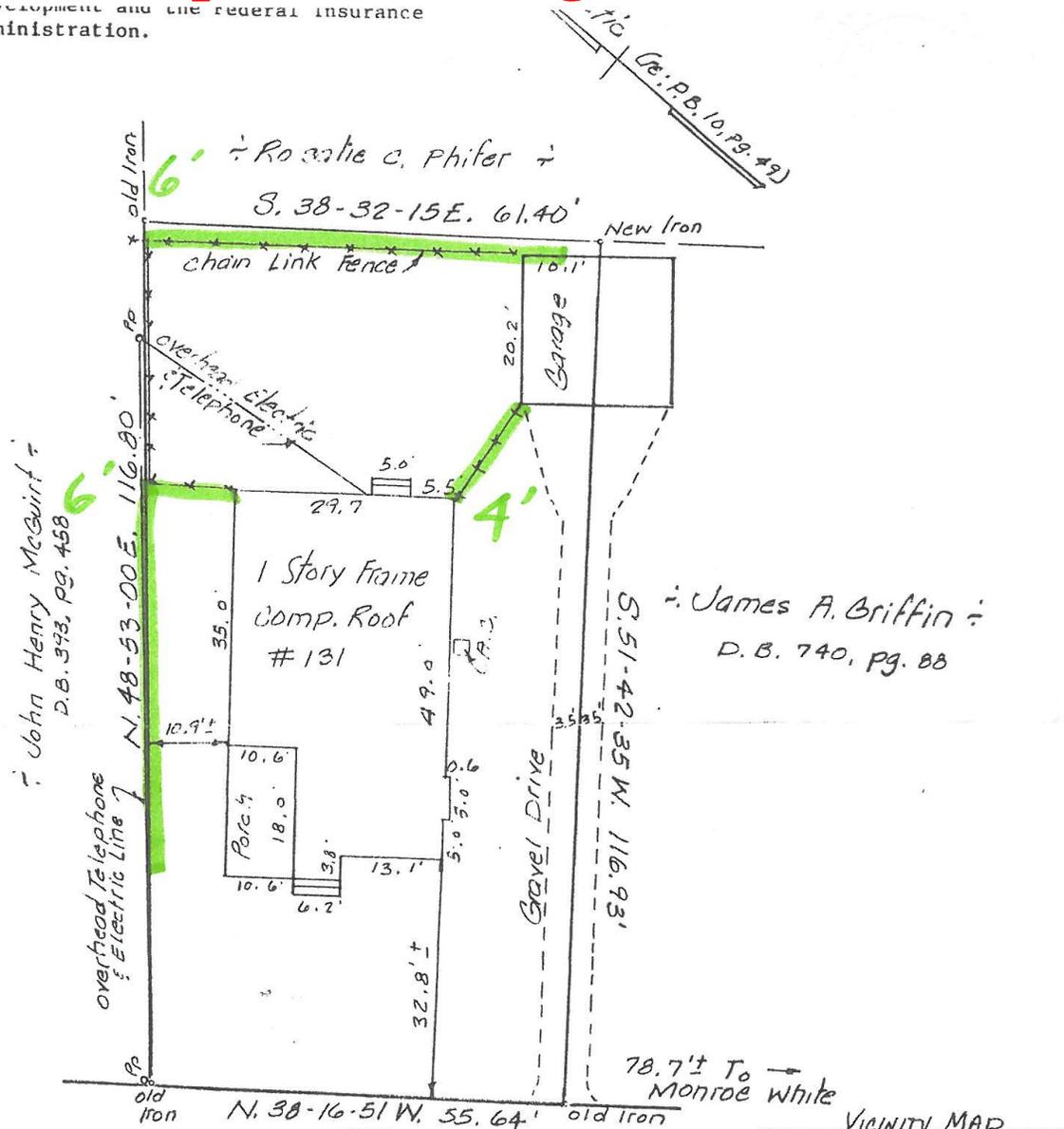
Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board 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

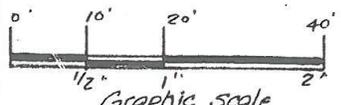
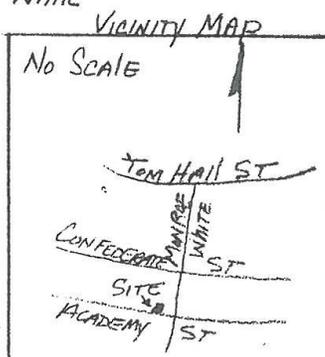
10/11/17
Date

Proposed Fencing Location

Development and Life Insurance Administration.



4.0
ACADEMY ST.



Boundary & Physical SURVEY
OF
Lot 131, Academy Street
Fort Mill Twp., York County, S.C.

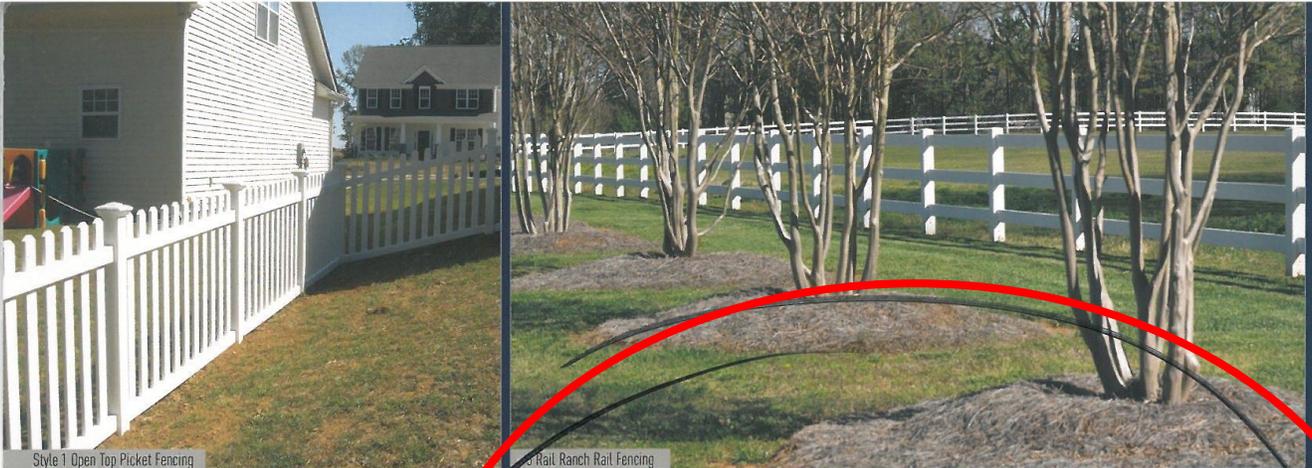
THE PROPERTY OF

Huah Taylor Allison & Wife Elizabeth Hicks

Proposed Fencing Location (Aerial)



Proposed Fencing Style



Style 1 Open Top Picket Fencing

Style 3 Rail Ranch Rail Fencing



Style 4 Closed Top Picket Fencing



Style 2 Vinyl Privacy Fencing

Peace of mind. It comes with IFD Vinyl Fencing.

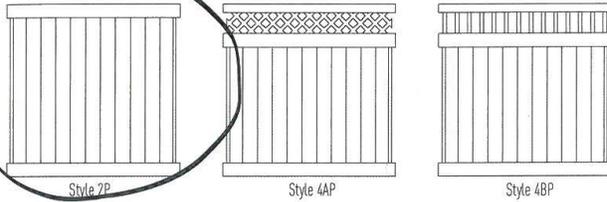
IFD vinyl fencing is beautiful, high-quality fencing for the discerning homeowners, builders, and commercial property owners who want the very best. IFD products are long-lasting and low-maintenance specially engineered to retain their freshly painted appearance for decades. All IFD components are impervious to insects and moisture and will never rot, split, splinter or decay. They are available in a choice of designer colors and will never need sanding, sealing or painting. Best of all, every IFD vinyl component is backed with a limited lifetime warranty. As an IFD Vinyl Products customer, your satisfaction always comes first. IFD is committed to demanding standards of quality, service, and customer support.



Style 1 Semi-Privacy Fencing

Proposed Fencing Style

Residential Vinyl Privacy & Semi-Privacy Fence Styles

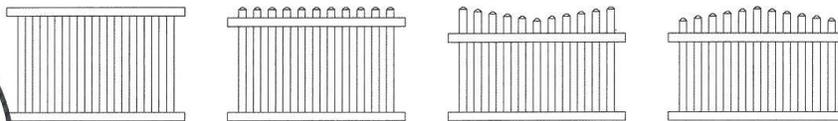


IFD Vinyl Privacy Fencing is a standard flat panel privacy fence. Available in Standard Flat Top (Style 2P), Lattice Top (Style 4AP), and Spindle Top (Style 4BP) designs. Available Heights: 60 in. and 72 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Pickets: 6 in. Tongue and Groove. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.

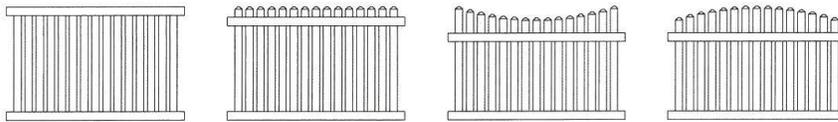


IFD Vinyl Semi-Privacy Fencing is a standard flat panel semi-privacy fence. Available Pickets: 6 in. x 1.5 in. gap (Style 1SP), 3 in. x 1.5 in. gap (Style 3SP), and 3 in. x .5 in. gap (Style 4SP). Available Heights: 48 in., 60 in., and 72 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.

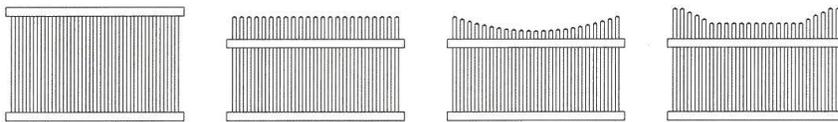
Residential Vinyl Picket Fence Styles



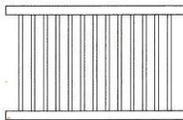
IFD Style 1 Vinyl Picket Fencing is a traditional picket fence. Available Heights: 48 in. and 60 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Available Pickets: 3 in. x 3 in. gap. Available in closed top, straight open top, scalloped top, and arched top designs. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.



IFD Style 2 Vinyl Picket Fencing is a traditional picket fence. Available Heights: 48 in. and 60 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Available Pickets: 3 in. x 1.5 in. gap. Available in closed top, straight open top, scalloped top, and arched top designs. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.

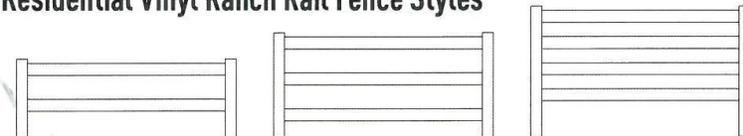


IFD Style 3 Vinyl Picket Fencing is a traditional picket fence. Available Heights: 48 in. and 60 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Available Pickets: 1.5 in. x 1.5 in. gap. Available in closed top, straight open top, scalloped top, and stepped top designs. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.



IFD Style 4 Vinyl Picket Fencing is a traditional picket fence. Available Heights: 48 in. and 60 in. Available Widths: 72 in. and 96 in. Available Colors: White, Tan, and Gray. Available Pickets: 1.5 in. x 3.5 in. gap. Available in closed top design. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.

Residential Vinyl Ranch Rail Fence Styles



IFD Ranch Rail Vinyl Fencing is a traditional rail fence. Available Heights: 36 in., 48 in., and 60 in. Available Widths: 96 in. Available Colors: White, Tan, and Gray. Rails: 1.5 in. x 5.5 in. Available in 2 rail, 3 rail, and 4 rail designs. Gate Widths Available: 4 ft., 5 ft., 8 ft. double, and 10 ft. double.

Contact your local IFD Contractor or Sales Representative for custom pricing on rackable panels and graded gates.



Academy Street View



Academy Street View



Academy Street View



Monroe White Street View