

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
January 10th, 2023
112 Confederate Street
4:30 PM

Present: Chairman Louis Roman, Vice Chairwoman Megan Brinton, Elizabeth Leventis, Jessica Scarlett, Planning Director Penelope Karagounis, Senior Planner Alex Moore

Absent: David Booth, Scott Couchenour, Nikki Todaro

Guests: Mark Kurowski, John Parker Moore

CALL TO ORDER

Chairman Louis Roman called the meeting to order at 4:30 PM.

ELECTION OF CHAIRPERSON & VICE CHAIRPERSON

Elizabeth Leventis made a motion to elect Louis Roman as chairman of the Historic Review Board (HRB). Jessica Scarlett seconded the motion. By a vote of 4-0, the HRB elected Louis Roman as chairman for 2023.

Elizabeth Leventis made a motion to elect Megan Brinton as vice chairwoman of the HRB. Jessica Scarlett seconded the motion. By a vote of 4-0, the HRB elected Megan Brinton as vice chairwoman for 2023.

MINUTES

The minutes for the HRB meeting held on December 13th, 2022, will be presented for review at the next meeting of this board.

NEW BUSINESS

1. Request for Certificate of Appropriateness (COA)

Mark Kurowski, owner of the respective property, applied for a COA to replace the deteriorated exterior stair stringer, treads, and landing on the rear of the building located at 217 Main Street.

Mr. Kurowski noted that he had come before the HRB several months earlier for exterior work at this same address. He stated that his current request involves the exterior stairs on the rear of 217 Main Street. The existing stairs are rusted out and deteriorated. Thus, he needs to address this issue. He wishes to replace the stairs and landing. The existing railing will be retained. He proposes that the new stairs be diamond plated.

Chairman Roman asked Mr. Kurowski about the age of the stairs.

Mr. Kurowski responded that the stairs are approximately 15-20 years old. He believes that this stair structure was meant to be poured concrete. Instead, a brick inlay was installed which allowed water to seep in. There were no drainage holes in the bottom of the steps, so this has caused all the steps to rust.

Chairman Roman asked Mr. Kurowski if there was currently an office upstairs.

Mr. Kurowski responded that there is a two-bedroom apartment upstairs. He indicated that he is very close to an opening date for the first level of the building. Then, he will get the second level finalized, but he cannot do this until the stairs are replaced.

Megan Brinton asked Mr. Kurowski if anyone was currently living in the apartment.

Mr. Kurowski responded that no one currently lives in the apartment.

Chairman Roman asked if there were any comments or questions from the board.

Ms. Brinton asked for clarification on the brick in the steps.

Mr. Kurowski stated that each step was built like a pan with brick placed as the tread. But it was meant to be poured concrete.

Planning Director Penelope Karagounis asked what the opening date of the restaurant would be.

Mr. Kurowski stated that they were planning to open on January 23rd, 2023.

Senior Planner Moore noted that the front of the building was still being painted.

Mr. Kurowski responded that this was another item that he wished to address with HRB while he was here. He stated that the painting on the rear of the building has been completed. The front of the building was now being painted. The recent rain has revealed that the front siding of the building now needs to be replaced. He noted that this replacement does not have to be done immediately, but that it will have to be done. He was not sure if the HRB would have to review and approve the replacement of this siding.

Senior Planner Moore asked if he intended to replace the siding with the same material.

Mr. Kurowski responded that the siding is wood and that it would be replaced with wood siding.

Senior Planner Moore stated that if it were to be a like-for-like replacement, as Mr. Kurowski described, then it would not need to be reviewed by HRB.

Chairman Roman concurred with this.

Senior Planner Moore stated that he would put this in writing to Mr. Kurowski along with the decision of today's meeting.

Chairman Roman agreed with this approach and asked if there were any further questions from the board. There being none, he entertained a motion on the COA application.

Ms. Leventis made a motion to approve.

Ms. Brinton seconded this motion.

Then, by a vote of 4-0, the HRB approved the COA request as presented.

Chairman Roman then asked if there was any other business.

Ms. Karagounis stated that since Mr. Kurowski was in attendance, she provided an update to the issue with the demising walls that were covered at 219 Main Street. She indicated that Kuester has not yet come back to HRB per the findings of the special meeting on November 29th.

Mr. Kurowski stated that he has had very informal conversations with Kuester on this matter, but that he assumed that a decision had not yet been made. He indicated that he would work with Kuester to do whatever needs to be done to resolve the issue.

Megan Brinton asked if Kuester was given a deadline to come back to HRB.

Senior Planner Moore stated that Kuester was not given a deadline, but that Kuester had indicated on November 29th that they could not provide the needed information immediately due to the holidays. Now that this time has passed, Moore stated he presumed they would be coming back to HRB soon.

There being no other business, Chairman Roman adjourned the meeting at 4:47 PM.

There being no other business, Chairman Roman adjourned the meeting at

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

January 30th, 2023