

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
July 13th, 2021
112 Confederate Street
4:30 PM

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

Guests: Lynn Blackwell (virtually)

CALL TO ORDER

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

APPROVAL OF MINUTES

Chairman Louis Roman entertained a motion to approve the minutes. Mr. Couchenour made a motion to approve the minutes from the May 11th, 2021, meeting as presented. Jessica Scarlett seconded the motion to approve the minutes. The minutes were then approved by a vote of 5-0.

NEW BUSINESS ITEM

The new business item on the agenda included a request for a Certificate of Appropriateness (COA) submitted by Lynn Blackwell of Lynn Blackwell Interior Design requesting to replace awning fabric, add window signage, and to change the color and text of an existing projecting sign at 223 Main Street.

Senior Planner Alex Moore gave an overview of the application and associated materials for this COA application. He noted that 223 Main Street is located within the Historic Preservation District and is also listed on the National Register of Historic Places (NRHP).

Moore then presented the general construction plan which included the following:

- Bracket sign - Front Elevation – The proposed change included color and text only.
- Awning – Front and Rear Elevations – The proposed change is for fabric only and proposed to be “Seaside 32055” in color.
- Front Door color and signage – Front Elevation – The proposed color was “Oxford Blue #031d4e.”
- Display Window Signage – Front Elevation
- Display Window Signage – Front Elevation
- Window Signage – Rear Elevation

Moore then presented the specific, exterior improvements that Ms. Blackwell was requesting to do at 223 Main Street.

The first request included a bracket, or projecting, sign on the front elevation. The elevation currently contained such a sign, but the request, if approved, would entail removing the existing design and copy, and then replacing it with a new design and copy. The existing signage hardware system would be retained and used to facilitate the new signage. Moore stated that the proposed bracket signage met all Town of Fort Mill requirements regarding historic district design and zoning and building guidelines.

Moore then noted appropriate examples from the Town of Fort Mill Historic District Design Guidelines regarding awnings. He stated that the Historic District Guidelines *recommended*, but did not require, that such awnings be of a solid color. The proposed awning as submitted by Ms. Blackwell was a material consisting of a striped design.

Senior Planner Moore then presented the proposed window signage as submitted by Ms. Blackwell. He stated that the key design guideline as presented within the historic district standards indicated that such signage minimizes the amount of window area to be covered. Moore then clarified that the window signage as presented met the town's historic district design guidelines.

Moore then summarized the proposed improvements via an overall illustrative plan which presented the following elements shown at their respective locations on the front and rear facades.

- Bracket sign - Front Elevation – The proposed change included color and text only.
- Awning – Front and Rear Elevations – The proposed change is for fabric only and proposed to be “Seaside 32055” in color.
- Front Door color and signage – Front Elevation – The proposed color was “Oxford Blue #031d4e.”
- Display Window Signage – Front Elevation
- Display Window Signage – Front Elevation
- Window Signage – Rear Elevation

Senior Planner Moore then presented the specific drawings for each of these proposed improvements. Moore then reiterated that each of the items as submitted within the application for a Certificate of Appropriateness principally met the parameters of the town's historic district guidelines as well as zoning and building department standards.

With that, Senior Planner Moore stated that Planning Staff recommended that the Certificate of Appropriateness application be approved as submitted.

Chairman Roman then asked Ms. Blackwell, the applicant, if she had anything to add to this information as presented.

Ms. Blackwell asked for Chairman Roman to clarify if the striped awning had been recommended for approval as submitted and presented.

Chairman Roman indicated that the striped awning as presented had indeed been recommended for approval as submitted and presented.

Chairman Roman then asked the Historic Review Board members if they had any other comments on the proposal.

Scott Couchenour asked Ms. Blackwell if the proposed awning was going to be retractable.

Ms. Blackwell stated that this awning would not be retractable. Rather, she stated that the existing frame that had been in place since 2013 would be used to facilitate the new awning.

Mr. Couchenour then asked what color of blue that the bracket sign would consist of.

Ms. Blackwell responded that this sign would be Oxford Blue.

Megan Brinton then asked for clarification about the center, upper story window as presented on the rear façade illustration as submitted by Ms. Blackwell.

Ms. Blackwell indicated that the new fabric would be facilitated by the existing frame. The center, upper story window would thus remain enclosed as shown within the existing photograph of the rear façade.

Chairman Roman asked if there were any other comments from HRB members.

Elizabeth Leventis stated that the proposed improvements looked great.

Chairman Roman added that this seemed to be a consensus among the HRB members.

There being no other questions or comments, Chairman Roman entertained a motion on the COA application as presented.

Scott Couchenour made a motion to approve the COA application as presented.

Elizabeth Leventis then seconded the motion.

Megan Brinton then interjected that she would like for the “motion to approve” be amended to contain a condition indicating that the existing awning frame on the rear façade will be used to facilitate the new fabric rather than a new awning frame and new center window being installed.

Scott Couchenour and Elizabeth Leventis concurred with this proposal to amend the motion as requested by Ms. Brinton.

There being no further discussion, Chairman Roman asked the HRB members to vote on the amended motion as presented.

HRB members then voted affirmatively 5-0 to approve the COA application as presented with the condition that the existing awning frame on the rear façade will be used to facilitate the new fabric rather than a new awning frame and new center window being installed.

There being no other business, the meeting adjourned at 4:45 PM.

Respectfully submitted,
Alex J. Moore, AICP
Senior Planner
September 1st, 2021