

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
September 13th, 2022
112 Confederate Street
4:30 PM

Present: Chairman Louis Roman, David Booth, Megan Brinton, Elizabeth Leventis, Planner I Tim Kramer, Senior Planner Alex Moore

Absent: Scott Couchenour, Jessica Scarlett, Niki Todaro, Planning Director Penelope Karagounis

Guests: Shanon Little, Helen Stewart, Lisa Edwards

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 from the August 9th, 2022, HRB meeting. Elizabeth Leventis made a motion to approve the minutes as presented. David Booth seconded the motion to approve the minutes. The minutes were then approved by a vote of 4-0.

OLD BUSINESS

1. Request for Certificate of Appropriateness (COA)

Senior Planner Moore provided an overview of this request. This request for a certificate of appropriateness initially came before the HRB on Tuesday August 9th, 2022. At that meeting, the HRB voted to defer action on the COA so that additional information could be provided by the applicant.

This request included: (1) A true and accurate schematic of the proposed window signage; (2) Uniform business branding; (3) Paint samples indicating suitability for outdoor use; (4) A swatch sample indicating that the paint used on the doors will match the color of the awning; (5) The possibility of the currently boarded, upper story windows being restored. However, this was more of a suggestion as the HRB discussion indicated that their wish for the applicant not to be held up due to this.

To that end, the applicant has provided additional information beginning on page 17 of the HRB packet with the revised, proposed color scheme. Then, on page 19 you have the revised wall sign submittal. Page

21 includes the revised window sign submittal. Note the original sticker sample. Additionally, as noted within the application information, the applicant is now proposing the inclusion of a trompe' l'oeil. See pages 22 and 23 of the HRB packet.

A trompe' l'oeil is a visual illusion in art, which is supposed to result in the eye perceiving the painted detail as three dimensional. This particular artistic piece was approved in July 2018 for Olive's Mud Puddle located immediately next door at 229 Main Street.

The HRB approved the drawing as shown on page 23. The current applicant has now provided the drawing as shown on page 24. This is the finished drawing. However, this particular item was not provided to HRB in July 2018.

The staff recommendation is that HRB grant approval for the proposed improvements as submitted with the condition that all branding as shown on the wall sign window signage shall match and that the new color of the exterior doors be "Destiny" and be of exterior grade. The HRB may include additional conditions as they deem necessary.

Chairman Roman then gave opportunity to Ms. Shanon Little to speak to the HRB regarding her project. Ms. Little went over the revised information. She noted that the current front door consisted of royal blue and that the existing awning color consisted of "Loyal Blue" as the submitted swatch sample indicated. She then stated that she wished to do either the "Retreat" color or "Destiny" color for the front door. These colors were also submitted as swatch samples within the revised information.

Additionally, Ms. Little presented the proposed, revised window signage, wall signage, and trompe l'oeil. She also noted that she intended to work with the property owner to try and influence him to open the boarded, upper windows. Ms. Little indicated that if the owner did become amenable to this portion of façade improvement, it would occur later.

The HRB indicated that they really liked the revisions that Ms. Little had made to her certificate of appropriateness (COA) application since the initial meeting in August.

Megan Brinton moved to approve the revised COA application as submitted.

Elizabeth Leventis seconded the motion with the condition that the revised color scheme for the exterior doors could include either the applicant's 1st or 2nd color choice.

By a vote of 4-0, the HRB then voted to approve the revised COA application with the condition that the revised color scheme for the exterior doors could include either the applicant's 1st or 2nd color choice.

NEW BUSINESS

1. Request for Certificate of Appropriateness (COA)

Senior Planner Moore provided an overview of this request. The applicant is Lisa Edwards of 1% Lists Advantage. The building is located at 118 Main Street and is located within the downtown historic district. This building is not listed on the National Register of Historic Places. The applicant is proposing the installation of a new projecting sign at this location.

Generally, the historic district guidelines indicate that there should be clear objectives established for the signage with limited impacts on defining features of a given building. With this proposed sign, the submitted drawing indicates the sign has a clear advertising objective in that discernable and clear graphics are used.

The proposed location on the façade of the building is appropriate. The existing sign bracketing will be used for this sign, and the signage system will be placed in the same location that has been used previously. The town's zoning ordinance indicates that a projecting sign shall not exceed an area of 12 square feet and may not extend more than three feet from the façade. The proposed projecting sign consists of 4.17 square feet, and it will extend three feet from the façade.

Additionally, the town's building code indicates that a projecting sign must be placed so that the bottom of the sign is located at least eight feet above the sidewalk. Planning Staff recommends that the HRB grant **APPROVAL** for a Certificate of Appropriateness for the proposed projecting sign as submitted.

Chairman Louis Roman then asked the applicant if she had any comments.

Ms. Lisa Edwards noted that she bought the 1% Lists Advantage franchise for this area. She stated that the red and blue as shown on the proposed sign were the primary franchise colors. The sign would be of the same dimensions as the previous projecting sign at this location.

Chairman Roman asked HRB members if they had any questions about the application. There being none, he then entertained a motion.

Elizabeth Leventis made a motion to approve the COA application.

David Booth seconded the motion.

Then, by a vote of 4-0 the HRB approved the certificate of appropriateness.

There being no other business on the agenda, Chairman Roman briefly noted that the South Carolina State Historic Preservation Office (SCSHPO) had recently given the town a designation of "satisfactory." This designation means that the town is meeting its responsibilities as being one of 36 local governments in the

state to achieve Certified Local Government (CLG) status. This evaluation includes the years FY 16-17 to FY 20-21.

Chairman Roman then adjourned the meeting at 4:47 PM.

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

September 28th, 2022