

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
October 11th, 2022
112 Confederate Street
4:30 PM

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

Absent: David Booth, Niki Todaro

Guests: Mark Kurowski, Jon Fortes, Amy Fortes

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 September 13th, 2022, Historic Review Board (HRB) meeting. Scott Couchenour noted that he was not at the September 13th HRB meeting although the minutes indicated he was in attendance. Chairman Roman asked that the minutes be corrected reflect that Scott Couchenour was not in attendance at the September meeting. Meghan Brinton made a motion to approve the minutes with this correction. Jessica Scartlett seconded the motion. The minutes were then approved by a vote of 5-0.

NEW BUSINESS

1. Request for Certificate of Appropriateness (COA)

Senior Planner Moore provided an overview of an application for a Certificate of Appropriateness (COA) at 217 Main Street. He noted that that this location is both located within the town's historic district and listed on the National Register of Historic Places.

The building was constructed in circa 1900 and once was home to Frosty Witherspoon's Men's Shop. Most recently it was home to a restaurant, Local Dish, which was very popular and successful. The current applicant for a Certificate of Appropriateness, Mark Kurowski, will be opening a new restaurant at this location.

As part of this new endeavor, Mr. Kurowski is requesting permission via the COA application for the following improvements:

- A new projecting sign
- A new awning

- New, exterior paint colors
- Repair of minor masonry issues on the rear elevation of the building

Moore stated that the historic district guidelines have parameters for the implementation of projecting signage and noted that this information was presented within the staff report. Additionally, he provided the zoning and building requirements for projecting signage which included the following:

- The maximum signage area for such a sign is 12 square feet
- The sign may extend a maximum of 3' from the façade
- The bottom of the sign must be at least 8' above the sidewalk

Moore stated that the projecting sign as submitted meets these standards.

He then explained that the applicant is also proposing to change the exterior paint color including the base layer and trim. If approved, the base layer would be “Naval” (Sherwin Williams brand name for navy-like color) and the trim would consist of “Fleur de Sel” (Sherwin Williams brand name for white-like color).

Additionally, Moore stated that the applicant is proposing replace the existing awning. The proposed new awning would be black and include the restaurant branding on either end. Finally, he noted that the applicant is proposing minor masonry repair on the exterior of the rear elevation. Moore then stated that staff recommended approval of the Certificate of Appropriateness application as submitted.

Mark Kurowski, the new owner of the building, then provided additional information on the project. This included noting that the existing, second story apartment, although currently vacant, would continue to be used as a domicile in the future.

Jessica Scarlett asked Mr. Kurowski if the existing railing on the rear of the building would remain the same.

Mr. Kurowski indicated that the railing would remain unchanged.

Scott Couchenour asked Mr. Kurowski if the unpainted brick on the northward facing demising wall of his building would remain unpainted.

Mr. Kurowski stated that this wall had unfortunately been painted by the contractor doing the exterior painting on the building located at 219 and 221 Main Street.

Planning staff then indicated that the demising wall separating 219 and 221 Main Street was to be left unpainted as part of the work going on at that location and that this issue would have to be looked at by the town.

Elizabeth Leventis then asked if the exterior doors of the building would also be painted naval.

Amy Fortes, co-owner of the restaurant to be located at 217 Main Street, then stated that the exterior doors would be painted “Heirloom Red.” She then provided a color sample for the HRB members to look at.

There was then general discussion among HRB members regarding the proposed color of the building.

There being no further discussion, Chairman Roman then entertained a motion on the application.

Elizabeth Leventis made a motion that the certificate of appropriateness be approved, including the proposal that exterior doors be painted “Heirloom Red.”

Megan Brinton seconded the motion.

The HRB then voted 5-0 to approve the certificate of appropriateness application for 217 Main Street.

INFORMATION ONLY

1. Certified Local Government (CLG Evaluation) Report

Chairman Roman presented the recent letter from the South Carolina State Historic Preservation Office (SCSHPO) indicating that the town had earned a satisfactory rating from SCSHPO. This means that the Town of Fort Mill is meeting its responsibilities as a participant in the South Carolina Certified Local Government (CLG) program. The evaluation period included fiscal years 2016-2017 to 2020-2021.

There being no other business, Chairman Roman adjourned the meeting at 5:05 PM.

Respectfully submitted,

Alex J. Moore, AICP

Senior Planner

October 25th, 2022