CALL TO ORDER

ELECTION OF CHAIR AND VICE CHAIR FOR 2019

APPROVAL OF MINUTES

1. HRB Meeting: November 26, 2018  [Pages 3-7]

OLD BUSINESS

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

   Applicant Name: Fort Mill Community Playhouse
   Owner Name: Kanawha Properties of York County
   Property Address: 218-220 Main Street
   Purpose: Request to install a projecting sign
   Zoning: LC / Historic

2. Request for Certificate of Appropriateness  [Pages 20-32]

   Applicant Name: Tysinger Captal
   Owner Name: Tysinger Acquisitions LP
   Property Address: 135 Confederate Street
   Purpose: Request to add one ADA parking space and driveway on Confederate Street
   Zoning: LC / Historic

INFORMATION / DISCUSSION

1. Preliminary Review / Discussion  [Pages 33-34]

   Continued discussion of the potential for administrative reviews of painting proposals based on a selected color palette for the Town of Fort Mill Historic District
ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website.

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager’s Office at 803-547-2116 if you need assistance.
Present: Chairman Louis Roman, Carolyn Blair, David Booth, Michael Hirsch, Leann Morse, Senior Planner Alex Moore

Absent: Chip Heemsoth, Melissa White

Guests: Phil Lewis

CALL TO ORDER

Chairman Roman called the meeting to order at 4:31 PM.

APPROVAL OF MINUTES

Ms. Morse made a motion to approve the minutes from September 11th, 2018 meeting as presented. Ms. Blair seconded the motion. The motion passed with a vote of 5-0.

NEW BUSINESS

1. Request for Certificate of Appropriateness – 130 Tom Hall Street

Senior Planner Alex Moore introduced the request, the purpose of which was to approve an application for a Certificate of Appropriateness (COA) to place two, 15’ diameter SunBlox umbrella canopies above an existing playground. This playground is used in association with the St. John’s UMC Weekday Early Education program (W.E.E. School).

Senior Planner Moore noted that the design guidelines that would apply in this instance are those for historic, civic, office, industrial, institutional, and religious buildings. Additions within this context should preserve the key character-defining features that are important in defining the traditional setting of the historic property. Senior Planner Moore stated that an existing shade canopy was in place over the current playground and that the proposed umbrellas would augment this structure.

Senior Planner Moore noted that staff had taken into consideration the setting and functionality of the current configuration of the playground. He stated that acceptable assimilation would be achieved with the incorporation of the proposed umbrellas into this setting. Moreover, he noted that staff recommended that the HRB grant approval of the COA for the two umbrellas.

Mr. Phil Lewis was at the meeting representing St. John’s UMC. He provided a general overview of the project. Mr. Lewis stated that the umbrellas were needed so that heat reflecting from the rubberized play-
surface might be mitigated. This reflective heat causes the playground equipment to become uncomfortable for children to play on.

Board members had some general questions for Mr. Lewis regarding the proposed umbrellas. Inquiries were principally focused on the color and materials of the umbrellas. Mr. Lewis noted that the structures would include footings, posts, and umbrellas. The posts would be red, and the umbrellas would be a shade of blue which would match as closely as possible the color of the existing canopy.

Ms. Blair stated that, considering the information provided by Mr. Lewis, the addition of these umbrellas to the playground is a necessity to the operation of the preschool.

There being no other comments, Chairman Roman entertained that there be a motion. Ms. Blair made a motion that the Board approve the COA application as submitted by St. John’s UMC. Ms. Morse seconded the motion. The motion passed by a vote of 5-0.

2. Request for Certificate of Appropriateness – 123 N. White Street

Senior Planner Alex Moore introduced the request, the purpose of which was to approve an application for a Certificate of Appropriateness (COA) to change out copy on an existing monument sign structure at 123 N. White Street. The signage proposal is a result of a business name change from the existing UC Synergetic to PIKE Engineering. Moore noted that the proposed sign would be internally illuminated and that all aspects of the new copy area would conform with the Town of Fort Mill Zoning Ordinance.

Senior Planner Moore stated that staff recommended HRB grant approval for the COA application for the new signage copy.

Chairman Roman noted that UC Synergetic has been a great neighbor in assisting local organization and that he looked forward to the same from PIKE Engineering. Chairman Roman then asked if any HRB members had questions about the signage proposal.

There being no questions, Chairman Roman entertained a motion. Ms. Morse made a motion that the application for the COA be granted with the notation that the sign will be illuminated. Ms. Blair seconded the motion. The motion passed by a vote of 5-0.

3. Preliminary Review/Discussion for a Monument Sign at 303 Tom Hall Street

Senior Planner Alex Moore introduced the third item for discussion, which included discussion on a possible monument sign to be located at 303 Tom Hall Street. This monument sign would be on the Unity Presbyterian Church property, and immediately adjacent to the Tom Hall Street right-of-way.

Jacob Saylor of Unity Presbyterian Church was in attendance to go over the specifics of what the congregation might propose at this location. Mr. Saylor noted that the church had, somewhat recently, taken down a row of large, old, rather unhealthy trees on their property and adjacent to Tom Hall Street. Subsequently, the church leadership had a desire to come up with a landscape and sign feature to be placed within the space that remains in absence of the previous tree-scape.

Mr. Saylor directed the HRB members to a concept drawing which included the main monument sign, ingress/egress piers, and a site-landscaping plan. He continued his presentation with a description of each
of the plan components. Mr. Saylor requested that HRB members provide feedback and opinions on the plan so that he may take them back to the church committee.

Chairman Roman noted his appreciation to Mr. Saylor for putting together the informational plan for the HRB to review. He asked Mr. Saylor if the church had yet chosen the desired tree species to be placed within the newly designed landscape area. Mr. Saylor stated that at this point everything was preliminary, but that it was the desire of the committee to choose trees that would be appropriate to site conditions and native to this area.

Ms. Morse noted that it would be important that the trees do not impede the vision of drivers accessing Tom Hall Street. Mr. Saylor concurred, and stated that the church would ensure that safe ingress/egress would be paramount with the design.

Senior Planner Moore noted to Mr. Saylor that the maximum signage copy area would be 40% of the face of the monument structure.

Mr. Saylor stated that the sign would not be internally illuminated, but that there would be external lighting for the sign.

Ms. Morse asked if the sign would be two-sided. Mr. Saylor replied that it would be. He further elaborated upon the plan and noted that the signage would align with where a former sidewalk connected the church to the sidewalk along Tom Hall Street. Mr. Saylor then expanded to note that the current on-site traffic pattern would be maintained with the addition of two, ingress/egress piers.

Mr. Booth felt that this traffic pattern might in fact prove to be problematic due to an insufficient ingress vehicle staging area. Ms. Blair noted that most congregants instead access the church property from Morrow Bradford and thus the lack of supposed vehicle staging was not an issue.

Mr. Booth asked Mr. Saylor about the envisioned time-frame of the project, including installation of utilities, ground-work, signage, and landscaping. Mr. Saylor said he hoped the monument sign, ingress/egress piers, and some of the landscaping could be accomplished in six to nine months once the congregation agreed to move forward.

Chairman Roman asked if there were any other comments from the HRB members. Mr. Booth noted several points including the height of the sign in comparison to the pedestrian scale of the adjacent sidewalk, the phasing of the landscaping materials within the project timeline, and the types of landscaping materials to be incorporated into the design.

Senior Planner Moore asked Mr. Saylor what species the felled trees on the site consisted of. Mr. Saylor answered that the trees consisted of both pine and hardwood.

Mr. Booth asked Mr. Saylor if the church had verified that there would not be a future widening of Tom Hall Street by SCDOT which would adversely affect their finished project at some point. Mr. Saylor stated that they were not aware of any planned road widening at this location.

Mr. Saylor noted that he felt that his proposal was “in the ballpark” of what the HRB desired. Chairman Roman interjected that he liked what Mr. Saylor had put together. Chairman Roman reiterated that it was the board’s desire that canopy trees ultimately be placed into this project to account for those trees that had
to be take down previously, and that it would be his desire that in the initial phase with the signage that some landscaping be done to improve the streetscape. Ms. Blair stated that this might include the landscaping immediately around the monument sign and that canopy trees may be added later.

Mr. Saylor stated that this was the type of feedback he was looking for from the HRB so that the project might move forward with further planning on the church’s part. Chairman Roman thanked Mr. Saylor for presenting the information and this portion of the meeting concluded.

4. **Review/Discussion of Color Palette for the Fort Mill Historic District**

Senior Planner Alex Moore introduced the discussion on a potential historic district color palette and noted that staff had determined it would be best if only commercial projects have the potential for administrative review. All residential painting projects within the historic district would be required to come before the HRB with no opportunity for administrative approval.

Senior Planner Moore also provided an example from the City of Marietta, Georgia historic district regulations indicating colors for Victorian-era architecture allowed to be approved administratively within that respective jurisdiction. HRB members essentially did not like the specific colors provided in this instance. Ms. Blair noted that the colors seemed more appropriate as trim rather than primary colors. Ms. Morse stated that there needed to be more options for brick colors, for example, and more choice in general.

Mr. Booth had some concern that the process was drifting somewhat. Thus, he suggested that more options be provided.

Ms. Blair interjected that in looking at administrative options for color approval, it was the HRB’s intention to give staff a base range of color schemes that fit within the context of Fort Mill.

Ms. Morse stated that she wanted both a basic trim and base palette to be available as a guideline.

Mr. Booth asked if it was staff’s intention only to review proposed commercial projects administratively. He also asked if there would be a section within the design guidelines which illustrated these colors. Senior Planner Moore clarified that this was the case on both accounts.

The consensus of HRB members was that commercial colors will ultimately may be approved administratively with all residential, regardless of color, being required to come before them for approval.

There was then some general discussion regarding the cost of an applicant appearing before the HRB. Chairman Roman formally requested information on how the fees were determined. This request included what type gives the Town authority to assess this type of fee. Chairman Roman indicated that it was not imperative the that HRB address this, but he believed it would be helpful to know.

Ms. Morse stated she felt it added insult to injury to ask someone to pay a fee in addition to requesting permission to do something to their own home or business. She believed it should be viewed as a service provided by the Town.

Chairman Roman noted that his rationale was that the HRB wants to continue to encourage and reward the considerable investment that individuals are making within the Fort Mill historic district. They want to encourage maintenance, redevelopment, and other positive things to occur here. He further noted that he
knew of one tenant within the historic district who has curtailed some improvements because of the $250.00 HRB commercial review fee.

On another note, Ms. Morse requested that there always be factual information presented by HRB members and staff at these meetings. She was concerned that there may be non-factual statements made to individuals who are involved in rehabbing structures on the National Register of Historic Places. As an example, she mentioned that she was told that the Wilson House might be in jeopardy of losing its status on the Register if appropriate colors were not selected during its rehab. Ms. Morse stated that she consulted with the South Carolina State Archives and History that this was not the case.

There being no other business, the meeting was adjourned at 5:47 PM.

Respectfully submitted,

Alex Moore, AICP
Senior Planner
February 4th, 2019
HISTORIC REVIEW BOARD

APPLICANT
Fort Mill Community Playhouse
218-220 Main Street
Tax Map # 020-03-01-006
Zoning District: Local Commercial/Historic District
Zoning Case: 2019-0007

REQUEST

The Town has received an application for a Certificate of Appropriateness (COA) for a projecting sign from the Fort Mill Community Playhouse represented by Mr. Bob Edwards.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

This project involves a proposed new projecting sign to be placed on the front façade of 220 Main Street. This is located within the Town of Fort Mill Historic District. Please note the attached schematics illustrating the design and location of this proposed sign. A previous application for a similar type sign at this location is also attached. The previously submitted application went before the HRB on March 8th, 2016 and was approved by a vote of 7-0. The sign as currently proposed consists of the same dimensions but differs somewhat in signage copy design. Additionally, the sign currently under review is proposed to be illuminated via external, LED lighting. The previous sign had no lighting proposed.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Below are the general Design Guidelines for New and Modified Signs that are of importance in the review of this sign. Planning staff has determined that each of the following has been met.

- Establish objectives for signage
- Limit impacts on character-defining features
- Ensure sign compatibility with building and site
- Create graphic interest

The sign character parameters are noted in Section 5.3, page 102 of the Historic District Guidelines. Staff has determined that each of the following has been met with this sign proposal:

- Design a sign to be simple in character
Scale a sign to fit with the façade of the building

Staff does not believe that the sign especially emphasizes façade design elements. Nor does the sign fit within existing architectural features by using its shape to help reinforce the horizontal lines of the building. However, these latter two elements are more likely to be implemented in a wall-signage project rather than with a projecting sign.

As enumerated within Section 5.4, page 102 of the Historic District Guidelines, a simple sign is preferred. Staff affirms that the following have been meet with this sign proposal:

- Typefaces are in keeping with those seen in the area.
- Avoid hard-to-read or overly intricate typeface styles.

With respect to sign lighting, the application indicates that the sign will have external, LED lighting. As illustrated within Section 5.5 on page 103 of the Historic District Guidelines, shielded lighting should be used. Based on the information provided by the applicant, Staff affirms the following requirements have been met within this proposal:

- Directing lighting at signage from an external, shielded lamp is appropriate.
- A warm light, similar to daylight, is appropriate.
- Strobe lighting is not appropriate.
- Internal illumination is not appropriate.

Specific requirements for a projecting sign are found within Section 5.14 on page 107 of the Historic District Guidelines. Based on the information provided by the applicant, Staff affirms that the following requirement has been met within this proposal:

- Design the sign bracket as a decorative or complementary element of the sign. The bracket should appear as part of the sign composition and design.

The final relevant section within the Design Guidelines for this application includes Section 5.15, also on page 107. Based on the information provided, Staff concurs with the following, required finding for this projecting sign:

- Mound moderately sized projecting signs higher on the building, centered on the façade or positioned at the corner.

The other two requirements within this section do not apply to this specific proposal.

Zoning District Guidelines Review

The Town of Fort Mill Zoning Ordinance has specific requirements for a projecting sign. Based on the applicant’s submittal, Staff has determined that the following requirements have been affirmatively met:
Such signs shall not exceed 12 square feet in area.

Such signs shall not impede the movement and/or visibility of pedestrians, bicyclists and/or motor vehicles.

No more than one projecting sign shall be permitted for any place of business.

No such sign shall be permitted which encroaches into a public right-of-way without first obtaining an encroachment permit from the appropriate granting authority.

Additionally, such signs may not exceed more than 3-feet from the façade to which they are attached. Based on the information provided, Staff cannot determine if these mandates are met.

Finally, there is a building code requirement that requires the bottom of the projecting sign to be a minimum of 8-feet above the sidewalk.

Staff Recommendation

Most relevant requirements are met with this proposal for a projecting sign. Planning Staff recommends that the HRB grant Approval for a Certificate of Appropriateness for this sign located at 220 Main Street with the following conditions:

1. The projecting sign shall not exceed more than 3-feet from the façade.
2. The bottom of this projecting sign shall be at least 8-feet above the sidewalk.
Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

RENTER - Applicant Name: FORT MILL COMMUNITY PLAYHOUSE

Mailing Address: PO BOX 354, FM, SC 29716

Telephone Number: 803 548-8102

Property Information:

OWNER - KANAWHA PROPERTIES of YORK CO.

Address: 218-220 MAIN ST

Current Zoning: LOCAL COMMERCIAL (LC)

Current Use of Property: RENTAL/THEATER

Work Summary: Please check all areas that apply to the proposed improvements

☐ DEMOLITION

☒ GRAPHICS/SIGNAGE

☐ REHABILITATION

☐ Foundations

☐ Masonry

☐ Siding

☐ Roof

☐ Gutters/downspouts

☐ Chimney

☐ Doors/entrances

☐ Windows

☐ Porch

☐ Cornice/frieze

☐ Ornamentation

☐ Awning/canopy

☐ Storefront

☐ Color/painting

☐ Other

☐ NEW STRUCTURE

☐ MAINTENANCE

☐ ADDITIONS TO EXISTING

☐ Room addition

☐ Garage

☐ Porch or deck

☐ Greenhouse

☐ Dormer

☐ Skylight

☐ Chimney

☐ Other

☐ SITE WORK

☐ Fence or wall

☐ Site lighting

☐ Street furniture

☐ Special features

☐ Parking

☐ Walks, patios

☐ Other

☐ EMERGENCY REPAIR

Submission Checklist

☑ Completed application*

☑ Drawings and specifications of proposed improvements*

☐ Site plan showing location of proposed improvements*

☒ Application fee ($100 residential / $250 non-residential)*

Application fee waived, extension or appeal

Additional materials may be required

*Required with submission

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126
Explaination 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 be affixed to the wall. Please attach continuation sheets as needed.

32” x 54” x 4” Double Sided Sign – This sign would be located above and to the left of the double doors facing Main Street. The sign and bracket will be made from powder coated aluminum. Color scheme will be white background with black vinyl letters. The vinyl logo will have our standard colors. Sign will be mounted to the building with weather resistant screws. There will be 1 LED light on each side. The sign will be manufactured and installed by J C Signs Charlotte. The electrical wiring will be done by a licensed electrician. J C Signs and the electrician will get permits from the town of Fort Mill prior to installation.

Attachments:

1. Lighting Concept, 1 page
2. Sign Layout, 1 page
3. Sign Location, 1 page
4. 2016 Prior approval for same size sign without lights, 4 pages

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.

Bob Edwards / 1/28/19
Signature Date
FMCP BUILDING SIGN
BE JAN 26, 2019
Sign cabinet: 32" wide x 54" tall x 4" deep
Double sided

square aluminum tubing

4.75" tall letters

FACP
FORT MILL
COMMUNITY
PLAYHOUSE
220
Proposed Sign – Front Facade
Application for a Certificate of Appropriateness
Town of Fort Mill, South Carolina

Owner / Applicant Information:

RENTAL: FORT MILL COMMUNITY PLAYHOUSE
Applicant Name: BOB EDWARDS

Mail Address: PO BOX 354, FORT MILL, SC 29712
Telephone Number: 803-518-8102

Property Information:

OWNER: KAWAHUA PROPERTIES OF YORK CO.
Address: 218-220 MAIN ST

Current Zoning: ____________________________
Current Use of Property: RENTAL

Work Summary: Please check all areas that apply to the proposed improvements

☐ DEMOLITION
☐ GRAPHICS/SIGNAGE
☐ REHABILITATION
☐ Foundation
☐ Masonry
☐ Siding
☐ Roof
☐ Gutters/downspouts
☐ Chimney
☐ Door/doorways
☐ Window
☐ Porch
☐ Cornice/parapet
☐ Ornamentation
☐ Awning/porch
☐ Storefront
☐ Side/painting
☐ Other

☐ NEW STRUCTURE
☐ MAINTENANCE
☐ ADDITIONS TO EXISTING
☐ Room addition
☐ Garage
☐ Porch or deck
☐ Greenhouse
☐ Dormer
☐ Straight
☐ Chimney
☐ Other

☐ EMERGENCY REPAIR

SITE WORK
☐ Fencing
☐ Sidewalk
☐ Street furniture
☐ Special features
☐ Parking
☐ Walks, patios
☐ 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 be affixed to the wall. Please attach continuation sheets as needed.

18" x 59" sign – This sign would be located in the transom located above the double doors facing Main Street. It will be constructed from 1" thick hardwood and painted with exterior latex paint. Color scheme will be white background with black letters. A clear sealer will be applied to all surfaces. The sign will be mounted to the transom frame with weather resistant screws. The sign will be painted by one of our artists.

32" x 74" sign – This sign would be located above and to the left of the double doors facing Main Street. It will direct people to the main entrance which is located part way down the alley. The sign and brackets will be made from aluminum. Color scheme will be white background with black vinyl letters. It will be mounted to the building with eight weather resistant screws. This sign will be manufactured and installed by Sign Techniques, a supplier of several building signs located on Main Street.

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 color 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, structural/ engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

[Signature] 1/28/16
803-367-2390

SEE PAGE 3 FOR DRAWING

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126
Fort Mill Community Playhouse
WWW.FORTMILLPLAYHOUSE.ORG

Sign Notes:
1) 18" x 56¾" x 0.25" thk. hardwood with white background.
2) Nominal ½" wide black border set back ½" from edges.
3) 3" tall black letters for FMCP. 1" tall black letters for address.
4) Paint with exterior latex paint and clear sealer.
5) (4) ½" dia. mounting holes in the corners.
Proposed Sign - Front Facade
HISTORIC REVIEW BOARD

APPLICANT
Tysinger Capital
135 Confederate Street
Tax Map # 020-06-08-001
Zoning District: Local Commercial/Historic District
Zoning Case: 2019-0008

REQUEST

The Town has received an application for a Certificate of Appropriateness (COA) for the addition of a commercial driveway at 135 Confederate Street.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

This site is located within the Town of Fort Mill Historic District. This site has come before the HRB several times in various iterations. The last approval granted by HRB for this site occurred on July 10th, 2018. That plan is included in this HRB packet as an attachment and is labeled as Exhibit “A.”

Please note Sheet A001 of this Exhibit “A” which illustrates the site plan that was approved at HRB on July 10th, 2018. That respective site plan indicated that the ADA parking space would be provided along the southern façade of the structure.

The current proposal is represented as Exhibit “B” within this HRB packet. The revised site plan indicates that the ADA parking space has shifted from the above described location to the northeastern portion of the site plan. The applicant has outlined this with a light-blue square.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Section 3.87 as found on page 67 of the Historic District Design Guidelines is relevant to this proposed modification. This section deals with ADA accessibility. On July 10th, 2018, the HRB determined that the ramp as planned was in keeping with the Guidelines. The current proposal, as presented in Exhibit “B,” indicates that the ADA parking space will positively augment this ramp. Regarding the specific findings of Section 3.87, Staff finds that the following requirements continue to be met:

☑ Identify the historic building’s character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.
Alterations to historic properties that are designed to improve access for persons with disabilities should create minimal negative effect on the historic character or materials.

Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

Minimize impacts to a historic building.

**Staff Recommendation**

Planning Staff recommends that the HRB grant Approval for a Certificate of Appropriateness for the proposed ADA space at 135 Confederate Street.
Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: TYGINKER CAPITAL

Mailing Address: 120 CHAFF House Rd. Fort Mill

Telephone Number: 704-309-4506

Property Information:

Address: 135 CONFEDERATE

Current Zoning: LC

Current Use of Property: Remodel to office

Work Summary: Please check all areas that apply to the proposed improvements

☐ DEMOLITION

☐ GRAPHICS/SIGNAGE

☐ NEW STRUCTURE

☐ MAINTENANCE

☐ REHABILITATION

☐ Foundations

☐ Masonry

☐ Siding

☐ Roof

☐ Gutters/downspouts

☐ Chimney

☐ Doors/entrances

☐ Windows

☐ Porch

☐ Corner/capitols

☐ Ornamentation

☐ Awning/canopy

☐ storefront

☐ Color/painting

☐ Other

☐ ADDITIONS TO EXISTING

☐ Room addition

☐ Garage

☐ Porch or deck

☐ Greenhouse

☐ Dormer

☐ Skylight

☐ Chimney

☐ Other

☐ SITE WORK

☐ Fence or wall

☐ Site lighting

☐ Street furniture

☐ Special features

☐ Parking

☐ Walks, patios

☐ Other

.getAppication continued on next page

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- ADD ADA PARKING SPACE AND DRIVEWAY ON CONFEDERATE ST.

- SAFER AND EASIER ADA ACCESS TO THE OFFICE AREA.

- DEDICATED 1 ADA SPACE ONLY

- maybe at best one trip/visit per month

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 1.31.19
Exhibit "A"
GENERAL DEMOLITION NOTES

1. EXISTING INTERIOR PARTITIONS BEING REMOVED SHALL BE SAW CUT TO CLEAN STRAIGHT LINES AND TEMPORARILY SHORED FOR STRUCTURAL STABILITY. WALLS SHALL BE LEFT IN PLACE AND BE SUPPORTED BY LUMBERS OR HANGERS ALONGSE THE EXISTING STRUCTURE.

2. ALL DEMOLITION SHALL BE SAW CUT TO NEAT, STRAIGHT LINES FOR JOINING NEW WORK TO EXISTING.

3. ALL DEMOLITION SHALL BE VERIFIED AND COORDINATED WITH NEW CONSTRUCTION AS DOCUMENTED IN THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

4. PATCH AND REPAIR ALL REMAINING CONSTRUCTION TO MATCH EXISTING ADJACENT CONSTRUCTION, OR RECEIVE NEW FINISHES.

5. WHERE DOOR DEMOLITION IS INDICATED IN THE DRAWINGS, DEMOLISH AND REMOVE EXISTING AND ALL ASSOCIATED COMPONENTS INCLUDING, BUT NOT LIMITED TO DOORS, FRAMES, HINGES, THRESHOLDS, PIVOTS, CLOSERS, ANCHORS & SEALANTS.

6. SEE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL UTILITY AND EQUIPMENT DEMOLITION INFORMATION.

7. IN ORDER TO PROTECT EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN AND PREVENT ANY DAMAGE, CONTRACTOR SHALL REMOVE ALL ACCESSIBLE PORTIONS OF UTILITIES, INCLUDING ALL MOUNTING HARDWARE, FILL ALL REMAINING HOLES AND FINISH TO MATCH EXISTING ADJACENT FINISHES.

8. FOR ITEMS NOTED "SALVAGE TO OWNER" OR "GIVE RIGHTS OF REFUSAL", REVIEW AND COORDINATE WITH OWNER PRIOR TO REMOVAL.

9. PROTECTION OF EXISTING BUILDING COMPONENTS THAT ARE TO REMAIN IS PARAMOUNT. DAMAGE AS A RESULT OF NOT MAINTAINING PROPER TEMPERATURES OR WEATHER TIGHT CONDITIONS WILL BE SOLE RESPONSIBILITY OF CONTRACTOR TO REPAIR OR REPLACE AT NO CHARGE TO OWNER.

10. ALL ROOFING MATERIAL IS TO BE REMOVED AND REPLACED. ROOFING DEMOLITION IS TO BECOME EVIDENT IN 30 DAYS FOLLOWING COMPLETION OF DEMOLITION CONSTRUCTION, INTERIOR TO MATCH EXISTING FINISHES.

**NOTE**: DENOTES EXISTING DOOR TO BE REMOVED AND OPENING PREPARED FOR NEW DOOR. DENOTES EXISTING WINDOW TO BE REMOVED AND OPENING PREPARED FOR NEW WINDOW.
Exhibit "A" -
NOTES:
1. PROVIDE 1/2" BIT. EXPANSION JOINTS AS SHOWN ON PLAN AND WHERE SHOWN ON PLAN AND WHERE NEW FINISH SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL PROJECT COMPLETION AND FINAL STABILIZATION PROTECTED DURING CONSTRUCTION.
2. SIDEWALK CROSS SLOPE NOT TO EXCEED 1/4" PER FOOT.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONSTRUCTION LIMITS.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND PROTECTED DURING CONSTRUCTION.
5. ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE SHOWN BY CONTRACTOR AND ACCESSIBILITY ON ALL HARDSCAPE.
6. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS
7. ALL FILL FOR LANDSCAPE AREA TO BE COMPACTED TO 95% COMPACTION UNLESS OTHERWISE DIRECTED.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND PROTECTED DURING CONSTRUCTION.
9. CONTRACTOR TO VERIFY POSITIVE DRAINAGE AND ADA ACCESSIBILITY ON ALL HARDSCAPE.
10. ALL CONTURS AND SPOT ELEVATIONS TO REFLECT THE CONTRACTOR TO VERIFY POSITIVE DRAINAGE AND ADA.
11. ALL CONTRACTORS TO HAVE APPROPRIATE BUSINESS LICENSES FOR WORK AT SITE.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL PROJECT COMPLETION AND FINAL STABILIZATION PROTECTED DURING CONSTRUCTION.
13. ALL FILL FOR LANDSCAPE AREA TO BE COMPACTED TO 95% COMPACTION UNLESS OTHERWISE DIRECTED.
14. CONTRACTOR TO VERIFY POSITIVE DRAINAGE AND ADA ACCESSIBILITY ON ALL HARDSCAPE.
15. ALL CONTOURS AND SPOT ELEVATIONS TO REFLECT THE CONTRACTOR TO VERIFY POSITIVE DRAINAGE AND ADA.
16. ALL fill FORLANDSCAPE AREA TO BE COMPACTED TO 95% COMPACTION UNLESS OTHERWISE DIRECTED.
REQUEST

Planning Staff has been directed to research and determine how best to allow for administrative review and approval for the painting of buildings within the Town of Fort Mill Historic District. Staff believes the best course of action in this regard is to administratively review and approve commercial painting projects within the Historic District. This review would be based on a color palette adopted by the Town of Fort Mill Historic Review Board. Proposed residential painting projects within the Historic District would remain under the purview of the HRB for review and approval.

PROPOSED STAFF REVIEW PROCESS

Staff members to the Town of Fort Mill Historic Review Board (HRB) are authorized to assist property owners on paint color selection for those properties located within the commercial portion of the historic district. Additionally, commercial properties which are not located within the historic district but are otherwise listed on the National Register of Historic Places, may be allowed such an administrative review. This manner of review for proposed paint colors will hasten the approval process for such proposals rather than require HRB endorsement of a Certificate of Appropriateness (COA) application.

The South Carolina State Historic Preservation Office (SCSHPO) has noted that the building itself can be the best guide for property owners in the selection of paint color for a historic structure. An analysis of the building can reveal colors used in the past which can then be matched with a variety of appropriate colors available today. The chart of paint colors below represents a palette appropriate for use on historic, commercial properties within the Town of Fort Mill. This color palette has been adopted to guide property owners and Planning Staff in paint selection. It should be reiterated that each color must be approved by Planning Staff prior to property owners initiating re-painting projects on historic buildings in the Town of Fort Mill.

Thus, from the consensus reached at the HRB meeting on November 13th, 2018, Staff proposes the following parameters for commercial paint color review within the historic district:

1. Repaint with the same color: Administrative Review/Approval
2. Repaint to match a verified historic color of the respective structure: Administrative Review/Approval
3. Repaint to match adopted, historic color palette: Administrative Review/Approval
4. Repaint to another color: Historic Review Board
The approved color palette for this administrative review shall be the Sherwin-Williams Exterior Historic Color Collection. Proposed colors shall be reviewed and verified via the Sherwin Williams color wall for the Historic Color Collection. This color wall is found at the following link. Please note that only the exterior color wall will be used.


Please review the exterior color wall for discussion at the meeting on February 12th. The expectation regarding this is that HRB will provide Staff with preferences regarding base colors and trim colors for commercial structures within the Historic District.