CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: September 11th, 2018

NEW BUSINESS

1. Request for Certificate of Appropriateness

   Applicant Name: St. John’s United Methodist Church
   Owner Name: St. John’s United Methodist Church
   Property Address: 130 Tom Hall Street
   Purpose: Request to install two 15’ diameter umbrella canopies above existing playground equipment
   Zoning: LC / Historic

2. Request for Certificate of Appropriateness

   Applicant Name: Sarah Onativia of Richa Graphics representing Pike Engineering
   Owner Name: Springs-Office Investors LLC
   Property Address: 123 N. White Street
   Purpose: Request to approve new signage copy on an existing monument sign-structure
   Zoning: LC / Historic
INFORMATION / DISCUSSION

1. Preliminary Review / Discussion

Applicant Name: Unity Presbyterian Church
Owner Name: Unity Presbyterian Church
Property Address: 303 Tom Hall Street
Purpose: Provide information and gain feedback from the HRB on a planned monument sign and two directional signs to be located on the church property and adjacent to Tom Hall Street.
Zoning: HC / Historic

2. Preliminary Review / Discussion

Planning Staff to present information on the proposal for administrative reviews for the painting of buildings located within the Town of Fort Mill Historic District.

ADJOURN
Present: Chairman Louis Roman, Carolyn Blair, David Booth, Melissa White, Planning Director Chris Pettit, Senior Planner Alex Moore

Absent: Chip Heemsoth, Leanne Burnett Morse

Guests: Phil Lewis

CALL TO ORDER

Chairman Roman called the meeting to order at 5:00 PM.

APPROVAL OF MINUTES

Ms. White made a motion to approve the minutes from the July 10th and July 31st meeting as presented. Ms. Blair seconded the motion. The motion passed with a vote of 4-0.

NEW BUSINESS

1. Request for Certificate of Appropriateness – 112/114 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 replace two existing windows in one side of an existing brick duplex located at 112 Tom Hall Street. He noted that the duplex is owned by the St. John’s United Methodist Church (UMC) and is tenant occupied.

   Senior Planner Moore went on to note requirements for windows as found within the Town of Fort Mill Historic District Design Guidelines. Senior Planner Moore further stated that the COA application indicated that the window requirements were substantially met with the exception that the replacement windows would be vinyl. Senior Planner Moore noted that the preponderance of evidence indicated the application for the COA was congruent with the historic district requirements. Thus, he stated that Planning Staff recommended that the application for COA be granted.

   Mr. Phil Lewis was at the meeting representing St. John’s UMC. Board members had some general questions for Mr. Lewis regarding the home and the type of windows which are currently in place. Mr. Lewis noted among other things that the church acquired the duplex property in 1999 with plans to ultimately expand their campus. Since that time, he continued, maintenance on the duplex has been somewhat deferred, the result being that portions of the structure, e.g. the subject windows, have fallen into disrepair.
Chairman Roman then noted that he was concerned that the allowance of vinyl windows within the historic district would set a precedent for future projects here. Ms. Blair stated that she was not as concerned with this since the project involved the side façade of the duplex rather than the front. This coupled with the fact that the church may eventually remove the structure create extenuating circumstances allowing her to support the proposal.

Chairman Roman asked how the Board might differentiate on the significance between front and side façade projects. Planning Director Pettit stated that the Historic District Design Guidelines do differentiate about the primary, side, and rear walls with less visible secondary walls being less critical in their treatment. Ms. White and Ms. Blair commented and agreed that this façade, the west facing one, is much less noticeable to passersby and would be construed as the less visible secondary wall per the Design Guidelines.

Mr. Lewis suggested that if the Board should approve the two vinyl windows in this instance that the church would be willing to bring all windows up to the standards of the historic district (non-vinyl) if a structural restoration of the duplex ever took place. Chairman Roman stated that this was a generous and considerate offer.

Ms. Blair asked if this could be added in as a condition. Planning Director Pettit recommended that the motion be to approve the request as submitted with the condition that any future window maintenance or replacement are to come before the Historic Review Board and that they are to conform with the District Guidelines.

There being no other comments, Chairman Roman entertained that there be a motion. Ms. Blair made a motion that the Board approve the windows as presented with the condition that with any future window replacement at the duplex, the church must come back before the Board and that all Historic District Guidelines would be met. Mr. Booth seconded the motion. The motion passed by a vote of 4-0.

2. Discussion of Potential Standardized Color Palette

Senior Planner Alex Moore began the discussion regarding the proposed standardized color palette for painting projects within the Historic District. He noted that Planning Staff was still working on the proposal and that the information would be presented to the Board upon completion.

Chairman Roman noted that various manufacturers have completed historic color palettes and that an appropriate one should be readily available. Ms. Blair reiterated that such a color palette would not preclude someone from using another color, but that these would simply be recommendations allowing Staff approval.

Mr. Booth recommended that Planning Staff pick styles, and pick within a range of perhaps five colors, along with accent colors. The focus should be on a baseline program of colors that would withstand changes in manufacturer product lines. Chairman Roman noted that applicants would still then have the option of picking other colors with the understanding that, as a result, HRB approval would be required in such an instance.

Senior Planner Moore noted that Staff would continue moving forward on development of the color palette and present information at the next meeting.
There being no other business, the meeting was adjourned at 5:27 PM.

Respectfully submitted,

Alex Moore, AICP
Senior Planner
November 7th, 2018
HISTORIC REVIEW BOARD

APPLICANT

St. John’s United Methodist Church
130 Tom Hall Street
Tax Map # 020-03-01-013
Zoning District: Local Commercial/Historic
Zoning Case: 2018-0901

REQUEST

The Town has received an application for a Certificate of Appropriateness (COA) from the St. John’s United Methodist Church to install two, 15’ diameter umbrella canopies above the existing playground equipment used as part of their on-site pre-school program.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

The property is located at 130 Tom Hall Street and is zoned Local Commercial (LC)/Historic. The parcel contains the St. John’s United Methodist Church (UMC). Associated with the St. John’s UMC is the Weekday Early Education program known as W.E.E. School. Adjacent properties along Tom Hall Street are used as residences, small businesses, government and church uses.

The applicant proposes to install two, 15’ diameter SunBlox brand umbrellas above existing playground equipment used by the W.E.E. School. The applicant has provided a detailed project description within the attached application. Additionally, the information within this packet includes an expansive explanation of the materials to be used for this installation.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Prior to any demolition, new construction, alteration, modification, or addition to a designated historic landmark or within an area designated as a historic district in the Town of Fort Mill, a COA from the Historic Review Board (HRB) shall be required. Because the St. John’s UMC is located within the historic district a COA is required for this project. The design guidelines that will apply in this instance are the guidelines for historic civic, office, industrial, institutional, and religious buildings. Specifically, any additions should preserve the key character-defining features that are important in defining the traditional setting of the historic property. See Section 3.82 on page 64 of the Town of Fort Mill Historic District Design Guidelines. Thus, the Historic District Guidelines note that such historic properties include the building as well as the surrounding grounds.
As can be seen in the photo below from Google Maps, there is an existing shade canopy over a portion of the playground. The applicant desires to replicate the effect of this canopy over the playground equipment. This will be done via two, 15’ diameter umbrellas. The applicant intends for these umbrellas to be blue just as the existing canopy.

![Google Maps View](image)

**Staff Recommendation**

The W.E.E. School at St. John’s UMC has operated for sometime. The existing church playground used within the early education program is remarkable in its simplistic but very functional design. This playground fits very well within the traditional setting of this historic property as well as into the overall historic district. Moreover, acceptable assimilation will be achieved with the incorporation of shade umbrellas into this setting.

Planning Staff therefore recommends that the HRB grant Approval for a Certificate of Appropriateness for the addition of two, 15’ diameter umbrellas at 130 Tom Hall Street.
Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: **St. John's United Methodist Church**
Mailing Address: **130 Tom Hall St, Fort Mill, SC 29715**
Telephone Number: **803-547-7538**

Property Information:

Address: **130 Tom Hall St, Fort Mill, SC**
Current Zoning: **Local Commercial/Historic**
Current Use of Property: **Church w/ Pre-School**

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

☐ DEMOLITION
☐ GRAPHICS/SIGNAGE
☒ NEW STRUCTURE
☐ MAINTENANCE
☐ EMERGENCY REPAIR

REHABILITATION
☐ Foundations
☐ Masonry
☐ Siding
☐ Roof
☐ Gutters/downspouts
☐ Chimney
☐ Doors/entrances
☐ Windows
☐ Porch
☐ Cornice/frieze
☐ 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

Submission Checklist

☒ Completed application*
☒ Drawings and specifications of proposed improvements*
☒ Site plan showing location of proposed improvements*
☒ Application fee ($100 residential / $250 non-residential)*

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
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.

**SHADE STRUCTURE FOR PRE-SCHOOL PLAYSET**

Install (2) 15' diameter SunBlox umbrella canopies above existing playground equipment. The project will require removal and replacement of two vertical steel support posts with new 3½“ ¼ steel posts of 9’ and 11’ long (tall) which will be anchored in 2’ diameter by 5’ deep reinforced concrete footers. The bonded rubber surface that will be removed to facilitate the installation of the new posts will be replaced with identical material to match the color of the existing surface. The new posts will be red and the canopies will be blue to match as closely as possible, the existing materials (using the manufacturer’s “Standard Color Options” attached.)

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 10/15/2018

Date
St. John's UMC - Integrated Shades 2018 Pricing (REV)

St. John's UMC Wee School
Attn: Beth Meador
130 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-547-7538 Ext. 23
sjumcweeschool@gmail.com

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*Site must be clear, level, free of obstructions and accessible.

*Payment in-full or deposit (pending credit approval) will be required at time of order.

SubTotal: $21,979.00
Tax: $1,195.53
Freight: $694.64
Total Amount: $23,869.17
STATE OF SOUTH CAROLINA  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
SC CONTRACTOR'S LICENSING BOARD

LICENSE CERTIFICATE

The following Licensee:

CUNNINGHAM ASSOCIATES INC  
DBA: CUNNINGHAM RECREATION  
5932 OLD PINEVILLE ROAD  
CHARLOTTE NC 28217

has met the necessary qualifications required by the laws of South Carolina and is duly qualified and entitled to practice as a:

GENERAL CONTRACTOR

for the Classification(s) and Group Limitation shown below:

BD2

*** NEW Dollar Group# Limitations - Effective 06/03/2016: ***

The number after your 2-letter classification(s) above is your Group#

Group #1 - $50,000  
Group #2 - $100,000  
Group #3 - $500,000  
Group #4 - $1,500,000  
Group #5 - $Unlimited

License Qualifier(s): SCOTT A CUNNINGHAM

*** It is at the discretion of this licensee, not the board, to authorize individuals to pull permits and conduct business ***
St. John's UMC Wee School
Integrated Shade
St. John’s UMC - Integrated Shades

PrimeTime Specifications

10/9/2018

General System Specifications:

PrimeTime® features 3 1/2" O.D. uprights with a positive bolt-through fastening system utilizing stainless steel tabs. The uprights shall be factory drilled to ensure accurate placement of components and ease of installation. Field drilling and measuring are not required. PrimeTime is a direct bolt system NOT a clamp system. All uprights shall receive factory installed aluminum post caps and shall be shipped with a factory applied label indicating proper surfacing level.

All decks and components shall connect to support posts by means of a through-bolt connection for strong, durable connections. Deck/Collar attachments shall not be acceptable. All climbing attachments shall include a 15” wide deck entry archway to control deck access to one child at a time and help prevent inadvertent falls.

Manufacturer shall offer the following warranties on the materials and components of its system:

- LIFETIME LIMITED WARRANTY ON SUPPORT POSTS (UPRIGHTS)
- 15 YEAR LIMITED WARRANTY ON PUNCHED STEEL DECKS, PIPES, RAILS, LOOPS AND RUNGS
- 15 YEAR LIMITED WARRANTY ON ROTOMOLDED POLYETHYLENE COMPONENTS
- LIFETIME LIMITED WARRANTY ON HARDWARE

Manufacturer shall be ISO 9001:2008 certified

Manufacturer shall show IPEMA certification of compliance for each component that the product conforms with the requirements of ASTM F1487-07ae1.

General Specifications of Materials:

POWDER COAT FINISH
Shall be an electrostatically applied custom formula of TGIC polyester powder. All components will be free of sharp edges and excess weld spatter and shall be cleaned in a four stage solvent / zirconium based bath system (free of iron phosphate), as a rust inhibitor, and a zirconium conversion coating to prevent flash rusting before coating. In addition, all welds shall be protectively coated with ZRP, a zinc rich primer that forms a rust-resistant barrier layer over each weld prior to application of the powder coating. The powder coating shall have a super tough finish with maximum exterior durability and will have superior adhesion characteristics. Typical characteristics are: Two coat process to achieve 3.0 – 5.0 mil thickness and oven cured between 350 degrees Fahrenheit. Pencil Hardness H (ASTM D-3363), Impact (ASTM D-2794 - 69), Wedge Bend (ASTM D-522-68), Adhesion (Cross Hatch ASTM D-3359 & Knife Scratch ASTM D-2197), Environmental (Stain Resistance ASTM D-1308, Humidity ASTM D-2247 - 87, Salt Spray ASTM B-117 & Fadeometer 300 hrs with no loss of gloss), Over-bake Stability 100% at 350 degrees Fahrenheit for 10 minutes.

Roofs and Arches:

SUNBLOX UMBRELLA CANOPY
Umbrella Arm Weld Assembly: The Umbrella Arm Weld Assembly shall be an all welded assembly fabricated with 2 7/8" O.D. x .134" (SCH 40) wall galvanized steel tubing, 2 1/16" x 1/4" x 2 1/2" H.R. steel plate, and 3 1/8" dia x 1/4" H.R. steel plate. The Umbrella Arm Weld Assembly shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.

Umbrella Brace Weld Assembly: The Umbrella Brace Weld Assembly shall be an all welded assembly fabricated with 2 7/8" O.D. x .134" (SCH 40) wall galvanized steel tubing, 3 1/8" dia x 1/4" H.R. steel plate, and 2 1/2" x 1/4" x 2 3/4" H.R. steel plate. The
Umbrella Brace Weld Assembly shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.

Umbrella Upright Extension Weld Assembly: The Umbrella Upright Extension Weld Assembly shall be fabricated with 3 1/2" O.D. x .18" (7 gauge) galvanized steel tubing, formed 7 1/16" dia x .109 (12 gauge) H.R. steel plate, 2 15/16" x 3/8" x 5 7/8" H.R. steel plate, and 2 1/16" x 1/4" x 3 1/8" H.R. steel plate. The Umbrella Upright Extension Weld Assembly shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.

Inground Extension: The Inground Extension shall be fabricated with 3 1/2" O.D. x .18" (7 gauge) galvanized steel tubing.

Cable: The Cables shall be fabricated from 1/4" nominal diameter, 7 strand, 19 wires per strand (minimum), with nominal tensile strength of 9,000 lbs wire rope.

Fabric Shade: The Fabric Shade shall be fabricated from high density polyethylene with ultra violet additives with a monofilament and tape construction.

Shade End Casting: The Shade End Casting shall be fabricated from 383 die cast aluminum alloy. The Shade End Casting shall be coated with a custom formula of TGIC polyester powder coating in conformance with the specifications outlined herein, after fabrication.
INSTRUCTIONS
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the installation booklet; follow all the instructions during installation.
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.
3. Loctite (supplied by others) should be used on all threaded hardware.

ASSEMBLY VIEW
TOP VIEWS

CONCRETE REQUIRED
.47 CUBIC YARDS
[.36 CUBIC METERS]

GROUND PLAN

Ø2'-0" [60.96 cm] DIA x
5' [152.40 cm] DEEP
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*Unless Otherwise Specified, All Units of Measure are Each*

*Warning: During installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location.*

*Note: Peen Tee-Nuts and Flatwashers to match radius of pipe after assembly is complete.*
INSTALLATION INSTRUCTIONS

1. Installation of the shade must be done after the playground has been installed, and concrete has cured. Approximately 48 hrs. (Refer to Detail 568 for footing requirements of uprights that support shade).

2. Attach the Center Mast Assembly to the upright (detail 570).

3. Attach the six Umbrella Braces to the Center Mast Assembly (detail 572). Do not tighten any bolts yet. Braces should be left loose so they can be repositioned to attach the Umbrella Arms.

4. Place the six Shade End Castings in the Umbrella Arms (detail 571). Make certain that the pin on the Casting is positioned so that it is directly opposite the attachment tabs on the Arms.

5. Attach the Umbrella Arms to the Center Mast Assembly (detail 572).

6. Attach the loose end of the Umbrella Braces to the Umbrella Arms (detail 572).

7. Identify the top of the Fabric. The logo will be on the bottom.

8. Starting at the corner with the jump-out holes (Detail 929) thread the steel cable through the channel at the edge of the fabric until it comes out the other side. Continue doing this all the way around the Fabric until the entire Fabric has been encircled. Leave a loop of approximately 9 inches at each corner.

9. Spread the Fabric over the frame securing two opposite corners to the pins in the Shade End Castings. Note: The Steel Cable must always pass under the pin in each Casting.

10. Place the cable into the groove of castings at the remaining corners and pull the Fabric down over the pins. It may be necessary to flap the loose corners up and down to stretch the Fabric so that it fits over the pins. See Detail 930.

11. There should be approximately 2' of Steel Cable left after the completion of step #10. Attach a come-along to one end of the Steel Cable. Attach the other end of the come-along to the adjacent upright (place protective fabric between the come-along and the upright to protect the paint). Tension the come-along slightly. Check again to make sure the Steel Cable is still under the Shade End Casting pins.

12. Attach a second come-along to the other Steel Cable and to the opposite upright.

13. Take turns tensioning each come-along in small increments. Make sure that the Steel Cables cross each other at the corner where the Steel Cable ends. DO NOT OVER TENSION! You can test the tightness of the Fabric by hitting the perimeter Steel Cable with the palm of your hand to see how much it moves. If the Fabric does not move more than 6" up or down then you have the correct tension. If Fabric bounces and has a ripple affect then you may need to apply more tension.

14. Using the clamps provided, fasten the Steel Cables together. Both clamps must be used. See Detail 929.

15. After clamps are tightened, thread the excess Steel Cable back into the sleeve in the Fabric. If any portion of the Steel Cable was bent/kinked during the tensioning process, it must be straightened by bending the Steel Cable back in the opposite direction of the bend.
REINFORCED CONCRETE

1. CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE. CONCRETE SPECIFICATIONS, SHALL BE AS FOLLOWS:
- 28 DAY STRENGTH: 2500PSI
- SLUMP 3-5
- PORTLAND CEMENT SHALL CONFORM TO C-150
- AGGREGATE SHALL CONFIRM TO ASTM C-33

2. ALL REINFORCEMENT SHALL CONFIRM TO ASTM A615 GRADE 60
   REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.

3. ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM-1554 GRADE 55 (GALVANIZED)

4. SOIL PARAMETERS FOR ANALYSIS
   1804.2, CLASS: 5
DETAILS FOR 18787

IMPORTANT

To reduce the risk of clothing entanglement in compliance with ASTM F1487, any bolt end protruding more than two full threads beyond the face of the nut shall be cut-off flush, filed smooth and treated to prevent corrosion.

Note: Loctite (supplied by others) should be used on all threaded hardware.

Note: After assembly is complete, pin tee-nuts and flat washers to match radius of pipe.

CENTER MAST

5/16" x 3/4" DRIVE PIN (805613)

3/8" LOCK WASHER (817334)

3/8" BARREL NUT (804604)

3/8" x 3 1/2" B.H.C.S. (811075)

DRILL Ø5/16" HOLE TO RECEIVE DRIVE PIN (4 PLACES, 90° APART, AS SHOWN)

1/4" x 3/4" DRIVE RIVET (168449)

CANTILEVERED POST

SHADE END CASTING 2 7/8" (179787)

FIELD DRILL 1/4" HOLE IN BOTH SIDES OF SHADE END CASTING USING HOLES IN PIPE AS REFERENCE.

ALIGN CASTING SO THAT PIN IS DIRECTLY OPPOSITE THE ATTACHMENT TABS ON THE CANTILEVERED POST.

1/2" LOCK WASHER (817342)

1/2" LOCKNUT (804355)

1/2" x 1 1/4" HEX HEAD BOLT (801204)

NOTE:
TAB ON CANOPY BRACE IS WELDED OFF CENTER. ATTACH CANOPY BRACE SO THAT PIPE IS CENTERED ON ATTACHMENT TAB.

1/2" FLAT WASHER (804355)

1/2" LOCKNUT (817412)

1/2" LOCK WASHER (817342)

1/2" x 1 1/4" HEX HEAD BOLT (801204)

NOTE:
TAB ON CANOPY BRACE IS WELDED OFF CENTER. ATTACH CANOPY BRACE SO THAT PIPE IS CENTERED ON ATTACHMENT TAB.
DETAILED FOR 18787

IMPORTANT

TO REDUCE THE RISK OF CLOTHING ENTRAPMENT IN COMPLIANCE WITH ASTM F1487, ANY BOLT END PROTRUDING MORE THAN TWO FULL THREADS BEYOND THE FACE OF THE NUT SHALL BE CUT-OFF FLUSH, FILED SMOOTH AND TREATED TO PREVENT CORROSION.

NOTE: LOCTITE (SUPPLIED BY OTHERS) SHOULD BE USED ON ALL THREADED HARDWARE.

NOTE: AFTER ASSEMBLY IS COMPLETE, P E E N T E E - N U T S AND FLAT WASHERS TO MATCH RADIUS OF PIPE.

NOTE: ADD LOCTITE (SUPPLIED BY OTHERS) TO BOLTED CONNECTIONS.

NOTE: CABLE CLAMP MUST BE INSTALLED WITH NUTS FACING DOWN. CLAMPS MUST BE TOUCHING EACH OTHER.

CABLE WILL EXIT FROM JUMP-OUT HOLE LOCATED UNDER STRAP. EXCESS CABLE WILL TUCK INTO SAME HOLE.

FABRIC

UNDERNEATH VIEW

CABLE WILL EXIT END OF SLEEVE IN FABRIC

FABRIC

UNDERNEATH VIEW

CABLE CLAMP

SECURE FABRIC OVER PIN ON SHADE END CASTING

CABLE CLAMP

SECURE FABRIC OVER PIN ON SHADE END CASTING

CABLE CLAMP

TWO NUTS PER CONNECTION

CABLE CLAMP

TWO NUTS PER CONNECTION

FABRIC

UNDERNEATH VIEW

CANTILEVER POST

FABRIC

UNDERNEATH VIEW

CANTILEVER POST

SECURE FABRIC OVER PIN ON SHADE END CASTING

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APPLICATION

Sarah Onativia with Richa Graphics, Inc. representing Pike Engineering
Property Owner: Springs Office Investors, LLC
123 N. White Street
Tax Map # 020-01-23-013
Zoning District: General Industrial
Zoning Case: 2018-1154

REQUEST

The Town has received an application for a Certificate of Appropriateness (COA) from Sarah Onativia of Richa Graphics Inc. Ms. Onativia represents Pike Engineering.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

This project involves proposed new sign copy to be placed on an existing monument sign structure located at 123 N. White Street. The name of the business is changing from UC Synergetic to Pike Engineering. The monument sign structure is located at the intersection of N. White Street and McCammon Street. A schematic of the proposal is included within this packet.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

The design guidelines that will apply in this instance are those for signs. Specifically, Section 5.21 of the Town of Fort Mill Design Guidelines involves Ground or Monument Signs. However, most of the requirements for this type of sign involve completely new construction of the monument. As this monument is currently in place, the principal requirements involve zoning. It should be noted that this sign will not be illuminated.

The Town of Fort Mill Zoning Ordinance requirements for a Ground Sign are listed below:

1. Maximum height: Eight feet above normal ground level. The height of the sign is approximately 5.3 feet.
2. Maximum number: One for each street frontage except in the case of a real estate development, in which case two are allowed, one on either side of the main entry way street. There is only one ground existent on this property.
3. Maximum area: Internally illuminated—66 square feet. Nonilluminated or indirectly illuminated—80 square feet. If a setback is in excess of 50 feet from facing property line, maximum area may be increased 0.7 square feet for each additional foot of setback up to a maximum sign area of 150 square feet. The proposed area for the new sign-copy is 19.11 square feet.

4. Minimum setback: Fifteen feet from any property line and/or three feet from right-of-way. Line of sight guidelines must be followed. The existent ground sign is located approximately 5.5 feet from the right-of-way.

5. Advertising message: Letters, symbols, and graphics of a ground sign should not occupy more than 40% of total sign area. The proposed new copy occupies approximately 28% of the total sign area.

**Staff Recommendation**

The proposed sign-copy area is in conformance with the Town of Fort Mill Historic District Guidelines as well as the Town Zoning Ordinance Planning Staff therefore recommends that the HRB grant Approval for a Certificate of Appropriateness for this sign located at 123 N. White Street.
Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:
Applicant Name: Sarah Onativia
Mailing Address: 800 N College St.
Telephone Number: 704-331-9744

Property Information:
Address: 123 N. White st
Current Zoning: GI: General Industrial
Current Use of Property: Office Building

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

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 will be affixed to the wall. Please attach continuation sheets as needed.

Company has Rebranded their location. Client will uninstall the existing signage on the existing monument, and replace with new signage.

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: ___________________________ Date: 10/30/2018

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126

27
**New / Renovated Sign:**

- **PIKE ENGINEERING**
- Size: 13' - 0''

**Existing Sign:**

- **PIKE ENGINEERING**
- Size: 64''
- Existing SqFt = 24.65

**Existing Monument / Renovation:**

- 3'' Deep Aluminum Sign Box with All Navy Blue Elements:
  - Made from Aluminum (All Painted to Match Pantone 303c)
  - Acrylic Backing for Sign Face - Translucent White Vinyl Applied
  - White will Lit at Night / Navy will be Non-Lit
  - Old Sign to be Removed / New Sign to be Anchored in Place
  - Power to be pulled using existing Electrical Connection / Pover
  - (Old Sign Face / Renovation of Existing Monument)

QTY: 1 Sign

**New SqFt = 19.11**
123 N White St
Fort Mill, SC 29715

2353+G7 Fort Mill, South Carolina

At this location

Pike Engineering, LLC

https://www.google.com/maps/place/123+N+White+St,+Fort+Mill,+SC+29715/@35.0087097,-80.9466148,18z/data=!4m13!1m7!3m6!1s0x88568500a00913b7:0x972d5f8a5e000051!2s123+N+White+St,+Fort+Mill,+SC+29715!3m2!1s0x0:0x0!2zIWMbIg!5e0!3m4!1sen!2sus!1s0x88568500a00913b7:0x972d5f8a5e000051!4m2!1s!2su
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.
YOU REVEL IN THE TINIEST DETAIL. Your style inclines the ornate, the intricate, all the idiosyncrasies of Victorian times. And whether the rich, brilliant colors represent a preference, or an exacting desire for historic accuracy, we have what you're looking for.