



**HISTORIC REVIEW BOARD**  
**October 13<sup>th</sup>, 2020**  
**Virtual Meeting**  
**4:30 PM**

**Live Viewing Online: Request Access by emailing before 4:00pm on Tuesday, October 13<sup>th</sup>, 2020 to Penelope G. Karagounis, Planning Director at [pkaragounis@fortmillsc.gov](mailto:pkaragounis@fortmillsc.gov)**  
**Public Access by Phone: Dial (toll free) 1-866-899-4679 and use access code 187-117-301**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. HRB Meeting: August 11<sup>th</sup>, 2020 [Pages 2-3]

**NEW BUSINESS**

1. **Request for Certificate of Appropriateness** [Pages 4-24]

Applicant Name: Fort Mill Animal Hospital/Ellis & Berman Real Estate, LLC  
Owner Name: Ellis & Berman Real Estate, LLC  
Property Address: 240 Main Street  
Purpose: Request approval for guttering and downspouts  
Zoning: LC, Local Commercial  
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 WBTW. 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.*

**MINUTES**  
**TOWN OF FORT MILL**  
**HISTORIC REVIEW BOARD**  
**August 11<sup>th</sup>, 2020**  
**Virtual Meeting**  
**4:30 PM**

Present: Chairman Louis Roman, Assistant Chairman David Booth, Megan Brinton, Scott Couchenour, Samantha Nifong, Planning Director Penelope Karagounis, Senior Planner Alex Moore

Guests: Rick Damon

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Chairman Roman entertained a motion to approve the minutes from the January 14<sup>th</sup>, 2020, meeting as presented. Scott Cochenhour made a motion to approve the minutes. Samantha Nifong seconded the motion. The minutes were then approved with by a vote of 5-0.

**NEW BUSINESS**

Chairman Roman opened the new business portion of the meeting by noting the contents of the agenda and the associated packet of information.

There was one new business item on the agenda which included a request for a Certificate of Appropriateness (COA) submitted by the Fort Mill History Museum to add new guttering and downspouts to their building located at 107 Clebourne Street.

Senior Planner Moore then introduced the request as submitted by the Fort Mill History Museum. This COA request and review by HRB was required because the property is both on the National Register of Historic Places (NRHP) and located within the Town of Fort Mill Historic District.

Moore then illustrated the particulars of the request using the materials as provided within the HRB meeting packet. This included façade elevations indicating the location of the proposed gutters and downspouts.

Moore then provided the recommendation that the HRB grant **APPROVAL** for the Certificate of Appropriateness for the proposed gutters and downspouts.

Senior Planner Moore then opened the floor to questions from HRB members.

HRB member Megan Brinton had a question about the location of the proposed downspout on the left, front façade of the museum.

Rick Damon, representing the Fort Mill History Museum, noted that the downspout would be flush against the trim area of this façade.

HRB member David Booth asked if the intent was for the color and alignment of the downspout to be the same as the existing trim as much as possible.

Rick Damon indicated that the trim is a light, cream-like color and that the downspouts and guttering would indeed match the trim as closely as possible, if not identical.

There being no other questions or comments, Chairman Roman entertained a motion.

HRB member Scott Cochenour made a motion to approve the COA request as presented.

HRB member Megan Brinton seconded the motion.

Then, by a vote of 5-0 the HRB voted to approve the COA request as presented.

Chairman Roman asked if there was anything else that needed to be discussed.

Planning Director Penelope Karagounis noted that there was going to be a virtual continuing education class on greenways, with a tentative date of September 24<sup>th</sup> at 6:00 PM.

There being no other business, Chairman Roman adjourned the meeting at 4:43 PM.

Respectfully submitted,  
Alex J. Moore, AICP  
Senior Planner  
October 1<sup>st</sup>, 2020



## HISTORIC REVIEW BOARD

**Applicant:** Fort Mill Animal Hospital/Ellis & Berman Real Estate, LLC

**Property Owner:** Ellis & Berman Real Estate, LLC

**Property Address:** 240 Main Street

**Tax Map:** 020-03-01-009

**Zoning District:** Local Commercial, LC/Downtown Historic District

**Zoning Case:** 2020-0564

### REQUEST

The Planning Department has received an application for a **Certificate of Appropriateness (COA)** from Fort Mill Animal Hospital/Ellis & Berman Real Estate, LLC. The purpose of this COA request is for maintenance and façade improvements for the building located at 240 Main Street.

### SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

The current occupant of this property is the Fort Mill Animal Hospital. They have indicated via their submittal that they intend to do an extensive maintenance and façade improvement project. This building was constructed in 1963 or earlier per the property tax card (see attached). The earliest date on this tax card is 2/23/63. The property has been an animal hospital since at least the 1980s. The building is within the Town of Fort Mill Historic Preservation District, but it is not listed on the National Register of Historic Places (NRHP).

Staff research indicates that the original architecture of this building would be categorized as Art Moderne. This type of design, along with the perhaps better-known Art Deco architectural style, found a home within service station plans beginning in the mid-1930s in the form of the “oblong-box” model. Within this time-frame petroleum companies began exploring better functionality for their service stations. Common elements of the Art Moderne/oblong-box architectural style include stucco exteriors, flat roofs, horizontal emphasis, smooth surfaces, glass block, speed lines, little ornamentation, curved metal hoods, and porthole openings. Oblong-box style service stations continued to be built into the 1970s.<sup>1</sup>

Vicinity Map



Gasoline station types identified by an analysis of illustrations in National Petroleum News, 1910 through 1970.<sup>ii</sup>

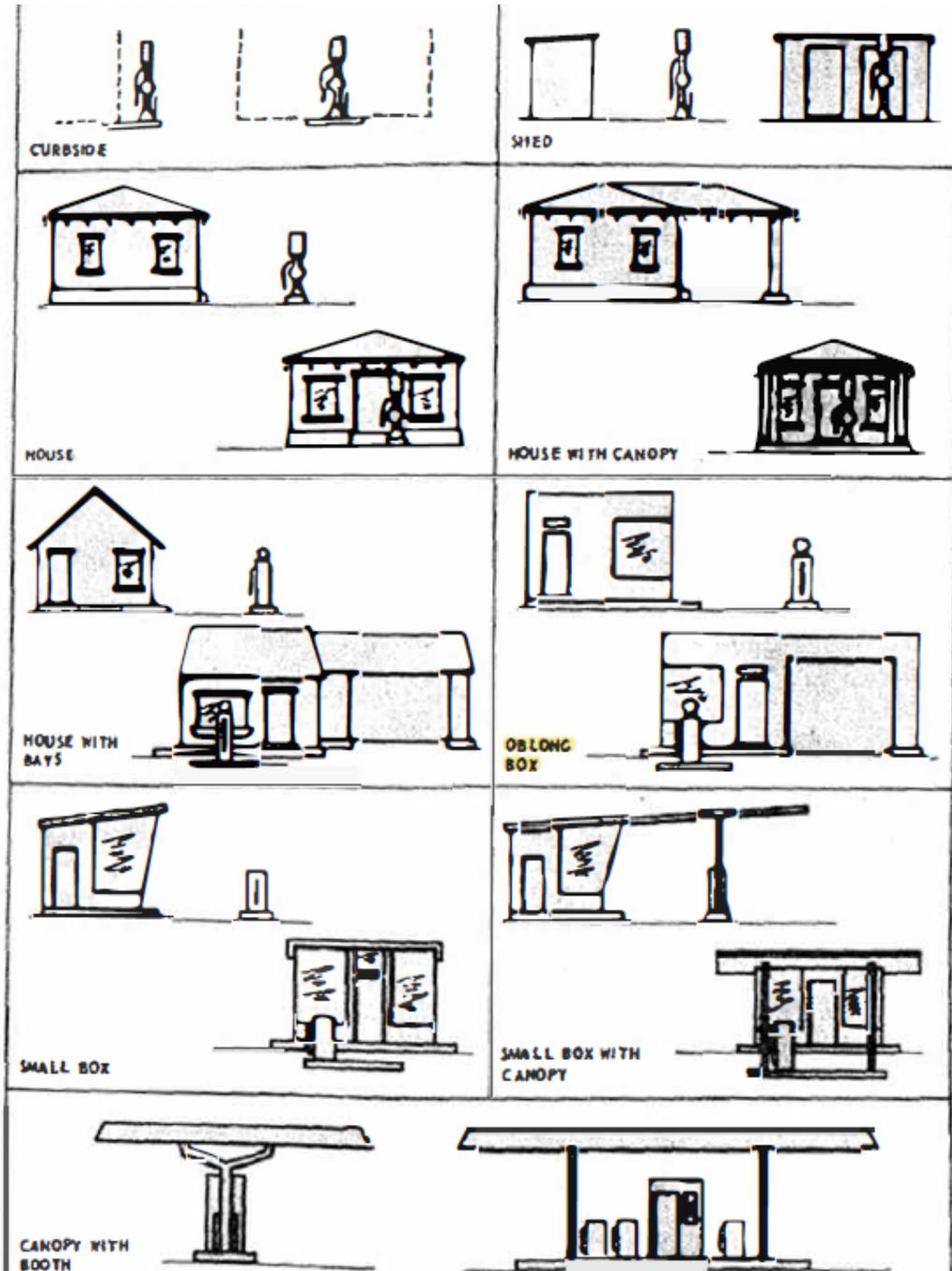


FIG.1.

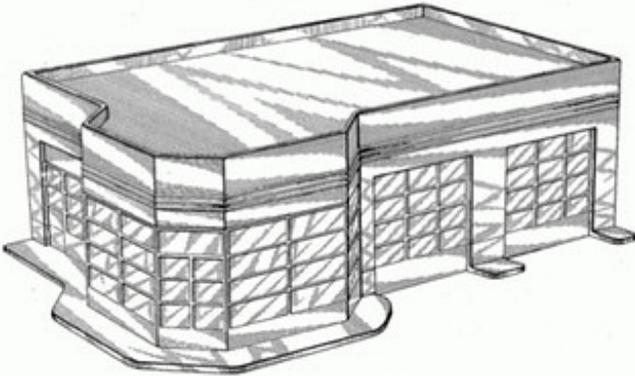
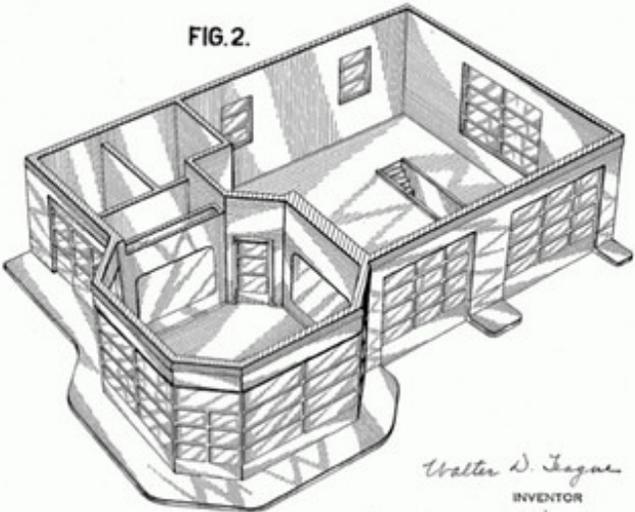


FIG.2.



Walter D. Teague  
INVENTOR  
BY P. J. Dearborn  
ATTORNEY

Designer Walter Dorwin Teague developed an early and influential streamlined Moderne design for The Texas Company (Texaco) in 1934. Teague's prototype had curved corners and eye-catching, simple green and red details. Soon other national companies instructed designers to follow suit. Socony-Vacuum Company (now Mobil Oil) hired prominent industrial designer Norman Bel Geddes to develop streamlined buildings. Most stations featured a flat roof, minimal details, the use of porcelain metal panels and a rounded corner with inset office and retail area.<sup>iii</sup>

Many of the components of the Art Moderne, oblong-box architectural style can be seen in the photo below of 240 Main Street in Fort Mill. These include a flat roof, a horizontal emphasis, smooth surfaces, porcelain metal panels, and porthole openings.



The next available photograph that we have of 240 Main Street is from the 1980s. At this juncture, the building had been somewhat altered. Additionally, architectural fins were added at some point prior to this at each end of the building along with a redesign of the entrance area, which included slanted/angled windows. However, these alterations represent a continued emphasis on modernist design elements on the exterior of this building.



Below is a much more recent photograph which indicates essentially the same façade as was present in the 1980s, apart from a change of color.



## HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

It is the intent of the historic district ordinance to insure, insofar as possible, that buildings or structures designated as historic shall be in harmony with the architectural and historical character of the Town of Fort Mill. In granting a certificate of appropriateness (COA) the HRB shall take into account the architectural or historical significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure as well as the effect of such change or addition upon other structures in the vicinity.

Further, when considering an application for a COA for alteration, repair, or restoration, the HRB shall use the Secretary of Interior's Standards for Rehabilitation as guidelines in making its decisions. These guidelines are to serve as the basis for determining the approval, approval with modification, or denial of a COA. These guidelines are listed below. The staff findings are in **bold and underlined**.

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose. **The current use of the property is an animal hospital. This use will continue with only aesthetic changes to the building.**
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. **The original qualities and character of this building are not being destroyed.**
- 3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. **The proposed aesthetic changes will in fact appropriately enhance the modernist architecture of the building.**
- 4) Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. **In comparing the vintage photograph of the Pure Oil business with those more recently taken in the 1980s and later, it appears there are some changes to the building that may have acquired "significance in their own right." These features include the architectural fins on either end of the building, along with the angled glass elements comprising the front windows. These are representative modernist design. The proposed external enhancements also contain elements of modernist design which should serve to augment the existing conditions.**
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity. **It is anticipated that distinctive features of this building will be treated with sensitivity.**
- 6) Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial

evidence rather than on conjectural designs or the availability of different architectural elements from other buildings. **It is anticipated that any replacement of deteriorated architectural features will appropriately match the existing materials.**

- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken. **It is anticipated that any required surface cleaning will be undertaken with the gentlest means possible.**
- 8) Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property. **There are no known archaeological resources that will be affected by this project.**
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. **The proposed enhancements will not destroy any significant historical, architectural, or cultural materials. Additionally, the design will be compatible with the size, scale, material, and character of the property.**
- 10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. **The proposed external improvements should not harm the form and integrity of the structure in the event they are removed in the future.**

#### **STAFF RECOMMENDATION**

Planning Staff recommends that the HRB grant **APPROVAL** for a Certificate of Appropriateness to allow exterior maintenance and improvements, as proposed within the submitted drawings, for the exterior of the Fort Mill Animal Hospital at 240 Main Street.

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<sup>i</sup> <https://www.historycolorado.org/oblong-box-gas-station>

<sup>ii</sup> *Journal of American Culture*; Fall, 1978; The American Gasoline Station, 1920 to 1970; John A. Jakle

<sup>iii</sup> <http://preservationresearch.com/south-st-louis/the-streamlined-standard-service-station-in-shaw/>

BOOK	LOT	AER. PHOTO	ACRES/FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
020-03-01-009					
ELLIS & BERMAN REAL ESTATE LLC 9835 DEER SPRING LANE CHARLOTTE NC 28210					
Rock Hill, SC			Other Tax	Index Number	

Zoning \_\_\_\_\_

Subdivision or Tract \_\_\_\_\_

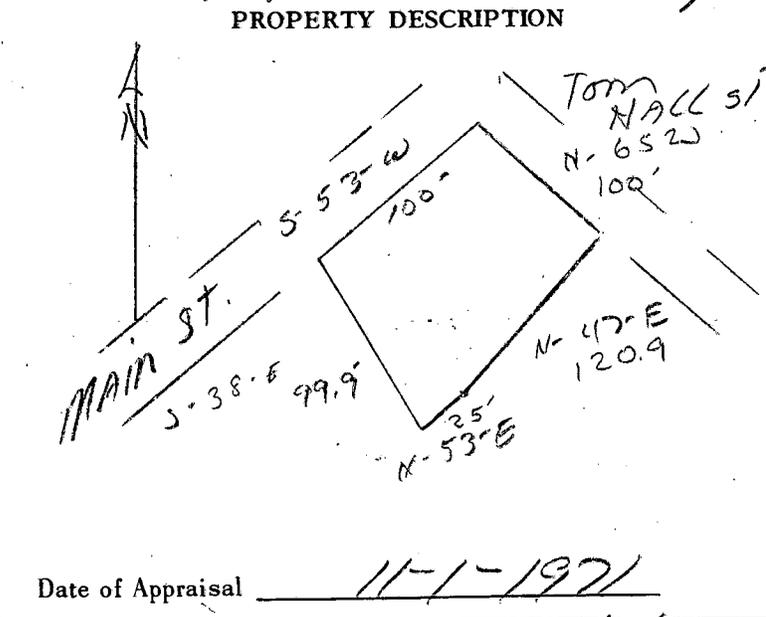
Location Corner of Main & Tom Hall St.

OWNER'S NAME & ADDRESS	Address
Transfer To <u>From</u>	
<u>Wilkinson Oil Co.</u>	
<u>Julia C. Wilkinson</u>	
<u>Wilkinson Oil Co. Inc</u>	
<u>Sun Refining &amp; Marketing Co</u>	
<u>Richard Dean Gibson &amp; Billy Ray Howell</u>	

Barcode: 0200301009  
 SEP 10 2019  
 JUN 23 2009

VOI	Date	Liber	Folio	Sale
2-23-63	3-11-63	309	310	28,800 <sup>00</sup>
1-27-72	3-13-72	434	610	65,000 <sup>00</sup>
5-8-80	6-2-80	614	811	10.00
6-29-82	7-28-82	1169	99	70,300 <sup>00</sup>
5-7-84	5-21-84	258	254	15,000 <sup>00</sup>

RECOMMENDED ASSESSMENT						
	1981	1987	2005	192010	192020	2020
1 Land	34200	34200	43,100	98,300	84,000	
Improvements	5000	21,500	29,000	55,500	82,000	
<b>Total</b>	<b>39200</b>	<b>55700</b>	<b>72,100</b>	<b>153,800</b>	<b>166,000</b>	
Date of Notice						
Expiration Date						
Protested						
Date of Hearing						
Final Notice						
App. To State Tax						
Date of Hearing						
Final Notice						
App. To Court						



REMARKS Revised lot Bldg. returned as New Property. Plan as lot  
includes lot Bldg. and ...  
 NOTE PRICE INCLUDED TAXES, PUMPS AND OTHER PERSONAL PROPERTY  
 BB 942-973  
 13  
 ASSESSOR [Signature]

TYPE CLASSIFICATION

Low Cost Class  
Veterinary Hospital Ref. Page

USE	CONSTRUCTION	INTERIOR		ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	Plaster	Rooms	Comp.	Basement	Expensive			1261	
Store	Frame	Dry Wall	H. Water Heat	Asbestos	Fireproof	Good			1288	
Apartment	Stone	Unfinished	H. Air Heat	Slate	Air Cond.	Average				
Service Sta.	Block	H.W. Floors	Baths	Slag	Elevator	Cheap				
Fact. Bldg.	Re-inf. Conc.	Pine	Apartments	Metal						
Warehouse	No. Stories	Tile	Stores	Tile						

Veterinary H. *Q. Street*

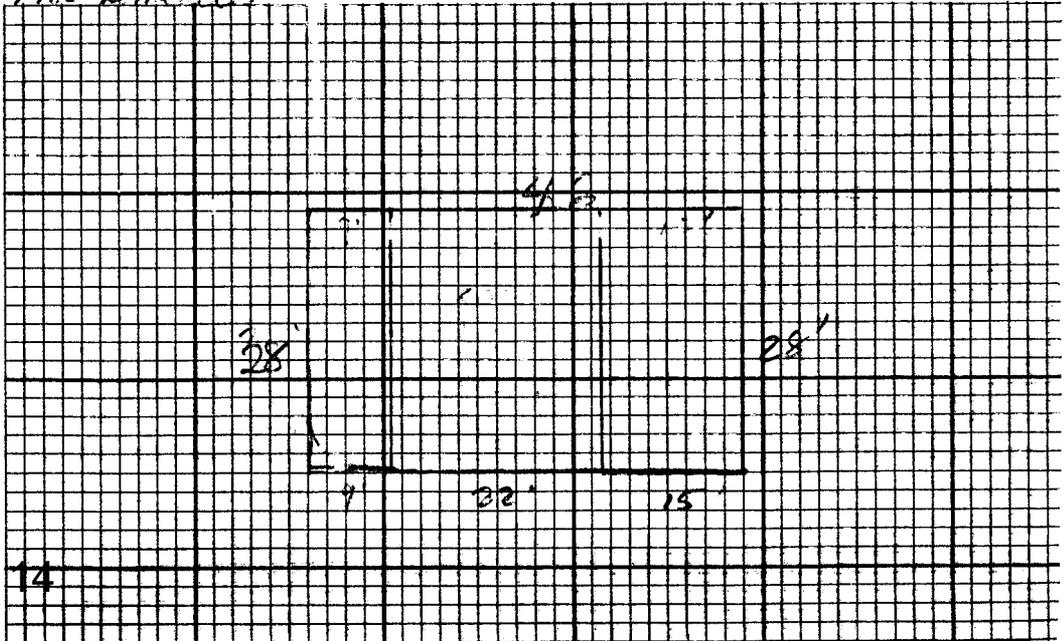
YEAR	CU.FT.-SQ.FT.	RATE =	1st COST	+ ADDITIONS =	REP. COST	DEP.	O.B.S. -	TOTAL DEP. =	MARKET VALUE	FACT.	ASSESSMENT
1973	1261	11 <sup>40</sup>	14375	-	14375	65%	-	-	5000		
1981	1261	26.18	33012		33012	35%			21500		
1987	1261	30.56	38536		38536	25%			29,000		
1992	1261	37.27	47376		47376	25			35,500		
1990	1261	53.71	67923		67923	-30			47500		

PROPERTY FACTORS							ASSESSMENT	
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.	
Water	Paved	Level	Upward	Front 180'	1973	34200		
Sewer	Dirt	High	Downward	Depth 99'	19			FF   D   P   DF   AP
Gas	Sidewalk	Low	Static	Cor. Inf.	1987	43100		115   99   300   100   375 = 43,125
Electric	Curb & Gutter	Rolling		Depth Fact.	1992	49,200	4.00	x 12289
All Utilities		Swampy		Other Fact.	1992	49,200	4.00	

E.F. 115 / 99 / 300 / 99 / 29722 / 34155

No. Acres 1.17  
Year Built 1986  
Sketch "C"  
P. 148

REMARKS  
 Parcel of Bureau of Land Management 32x28=616  
 P.P. of 32.60x 1.105 Perimeter x 1.04 CC mult  
 x .84 = 30.56  
 1992 Sept 15  
 Base Cost \$ 37.15  
 P.P.M 1.105  
 C.C.M 1.04  
 X .84  
37.59  
 Patriot  
 2000  
 1.05 49.78  
 1.105 1.105  
 1.04 1.04  
 1.04 1.04  
53.77



14

**SOUTH CAROLINA - COUNTY**

M.P.	BLOCK	LOT	AER. PHOTO	ACRES/FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
<i>20-3-1-9</i>						
					School Tax	Other Tax
					Index Number	

Parcel No. \_\_\_\_\_ District *4FM*

Zoning \_\_\_\_\_ Subdivision or Tract \_\_\_\_\_

Location \_\_\_\_\_

**OWNER'S NAME & ADDRESS**

Transfer To  
*Sam F. Gibson*  
*Roger J. Troutman*  
*Albert W. Platt III*  
*Gessie Properties LLC*

Address	Date	Liber	Folio	Sale
	<i>12-18-85</i>	<i>220-86</i>	<i>869</i>	<i>316</i> <sup>00</sup> <i>95000</i>
	<i>12-14-98</i>	<i>12-31-98</i>	<i>2536</i>	<i>197</i> <i>105000</i>
	<i>12-6-05</i>	<i>7626</i>	<i>218</i>	<i>165,000.</i>
	<i>8-30-19</i>	<i>17751</i>	<i>485</i>	<i>175000</i>

**RECOMMENDED ASSESSMENT**

	19	19	19	19	19
Land					
Improvements					
Total					
Date of Notice					
Expiration Date					
Protested					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

**PROPERTY DESCRIPTION**

Date of Appraisal \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

USE	CONSTRUCTION	INTERIOR			ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	Plaster	Rooms	Comp.	Basement	Expensive					
Store	Frame	Dry Wall	H. Water Heat	Asbestos	Fireproof	Good					
Apartment	Stone	Unfinished	H. Air Heat	Slate	Air Cond.	Average					
Service Sta.	Block	H.W. Floors	Baths	Slag	Elevator	Cheap					
Fact. Bldg.	Re-inf. Conc.	Pine	Apartments	Metal							
Warehouse	No. Stories	Tile	Stores	Tile							
<u>Veterinary HOSP</u>	<u>Concrete</u>										

YEAR	CU.FT.-SQ.FT.	RATE =	1st COST	+ ADDITIONS =	REP. COST	DEP.	O.B.S. -	TOTAL DEP. =	MARKET VALUE	x	FACT.	ASSESSMENT
<u>2005</u>	<u>1261</u>	<u>67.24</u>	<u>84790</u>	<u>-</u>	<u>84,790</u>	<u>-35</u>	<u>-20</u>		<u>44000</u>			
<u>2011</u>	<u>1261</u>	<u>85.00</u>	<u>107,180</u>		<u>107,180</u>	<u>-35</u>	<u>-20</u>		<u>55,500</u>			
19												
19												
19												

PROPERTY FACTORS								ASSESSMENT
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.	
Water	Paved	Level	Upward	Front	<u>2005</u>	<u>75,100</u>	<u>6.00x</u>	<u>12,289</u>
Sewer	Dirt	High	Downward	Depth	<u>2011</u>	<u>98,300</u>	<u>8.00x</u>	<u>12,289</u>
Gas	Sidewalk	Low	Static	Cor. Inf.	<u>2015 RA</u>	<u>98,300</u>	<u>8.00x</u>	<u>12,289</u>
Electric	Curb & Gutter	Rolling		Depth Fact.	<u>2020 RW</u>	<u>98,300</u>		
All Utilities		Swampy		Other Fact.	19			

REMARKS 2005 BC 65.0 x Pm 1.105 x Cm 1.24 x .75 = 67.24  
2011 BC 83.69 x Pm 1.105 x Cm 1.01 x .91 = 85.00

No. Acres

Year Built 1929 Sketch 1906

TAX MAP # 020-03-01-009

TAX YEAR 2015 RA

2020 RA

50% Dep.

BUILDING Uet Hosp (381)  
 CLASS LOW COST  
 TYPE D  
 SECT 15  
 PAGE 28  
 BC 9418  
 PM 1.105  
 CM 1.02  
 LM .91  
 ABC 96.60  
 BLDG AREA 1261  
 1ST COST 122,000  
 ADDITIONS 0  
 RCN 122,000  
 DEP .70  
 RCNLD 85,500

(148')

BUILDING \_\_\_\_\_  
 CLASS \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 SECT \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 BC \_\_\_\_\_  
 PM \_\_\_\_\_  
 CM \_\_\_\_\_  
 LM \_\_\_\_\_  
 ABC \_\_\_\_\_  
 BLDG AREA \_\_\_\_\_  
 1ST COST \_\_\_\_\_  
 ADDITIONS \_\_\_\_\_  
 RCN \_\_\_\_\_  
 DEP \_\_\_\_\_  
 RCNLD \_\_\_\_\_

BUILDING \_\_\_\_\_  
 CLASS \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 SECT \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 BC \_\_\_\_\_  
 PM \_\_\_\_\_  
 CM \_\_\_\_\_  
 LM \_\_\_\_\_  
 ABC \_\_\_\_\_  
 BLDG AREA \_\_\_\_\_  
 1ST COST \_\_\_\_\_  
 ADDITIONS \_\_\_\_\_  
 RCN \_\_\_\_\_  
 DEP \_\_\_\_\_  
 RCNLD \_\_\_\_\_

Void after 2019

PAVING \_\_\_\_\_  
 ASPHALT 1.90 X 7,500 25% Dep.  
 CONCRETE 3.00 X  
 CHAIN LINK FENCE \_\_\_\_\_

Est For 2020 RA

MISC. \_\_\_\_\_  
 C/R (35%) \_\_\_\_\_  
 R/S (30%) \_\_\_\_\_  
 DECK/PATIO (25%) \_\_\_\_\_

CANOPY \_\_\_\_\_

TOTAL # IMPROVEMENTS	
TOTAL IMPROVEMENT(S) VALUE	85,500

Tax Map # 020-03-01-009

Year 2020 ATI  
240 Main St

Building type	Office			
Number	344	Additions	C/R	Sprinklers
Class	D	SF	0	0
Type	Average	Cost	0.35	\$40.10
Section	15	Total		\$4.21
Page	17			<u>\$0</u>
Building cost *	\$107.34	Paving	Asphalt	Concrete
PM	1.105	Cost	\$2.50	\$5.00
CM	1.050	SF	7,500	
LM	0.920	Total	\$18,750	\$0
Total M	1.067	Dep	0.5	0.95
Adj BC	\$114.58	Value	\$9,375	\$0
Building SF	1,271			
First Cost	\$145,629			
Additions	\$0			
	<u>\$145,629</u>			
Depreciation	0.5			
Adj value	\$72,814			
Parking +	\$9,375			
	<u>\$82,000</u>			
	\$84,000	\$300,000	0.28	
	\$166,000	\$130.61		

\* No elevator  
1 Improvement

# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

### Owner / Applicant Information:

Applicant Name: FORT MILL ANIMAL HOSPITAL  
ELVIS & BERMAN REAL ESTATE, LLC  
Mailing Address: 240 MAIN STREET, FORT MILL  
29715  
Telephone Number: 803.547.2014

### Property Information:

Address: 240 MAIN STREET  
LOCAL COMMERCIAL/HISTORIC  
Current Zoning: COMMERCIAL IMPROVED (CI)  
Current Use of Property: ANIMAL HOSPITAL

### Submission Checklist

- Completed application\*
- Drawings and specifications of proposed improvements\*
- Site plan showing location of proposed improvements\*
- Application fee (\$125 residential / \$250 non-residential)\*

**Additional materials may be required**  
\*Required with submission

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

DEMOLITION

NEW STRUCTURE

EMERGENCY REPAIR

GRAPHICS/SIGNAGE

MAINTENANCE

#### 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

APPLICATION CONTINUED ON NEXT PAGE

Date Received: 9/29/20  
Historic Review Board Date: 10/13/20

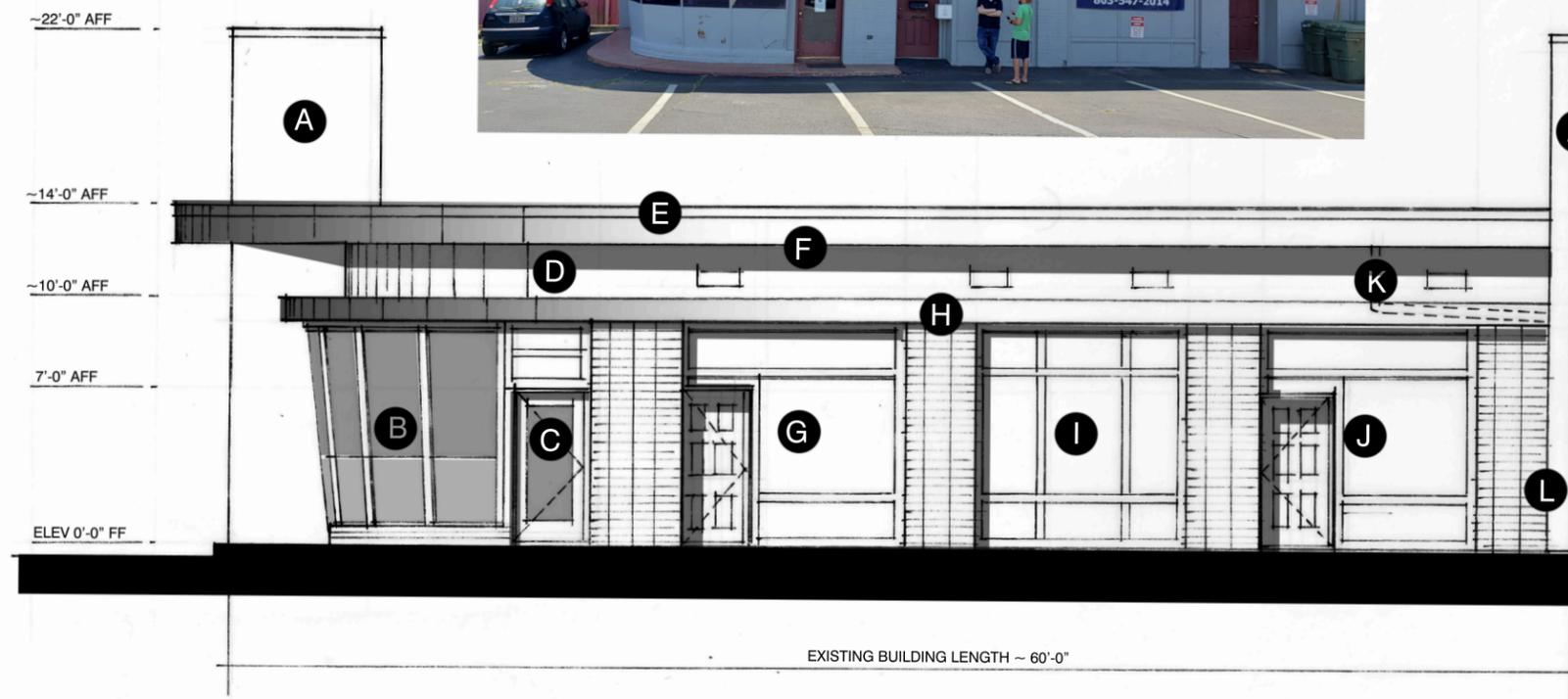
**Explanation of Work:** Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

<SEE ATTACHED DRAWINGS FOR MATERIAL, COLOR/PAIN T SPECIFICATIONS>  
MAINTENANCE AND IMPROVEMENTS TO THE EXISTING FACADE INCLUDE:  
THE REPAIR/REPLACEMENT OF EXISTING SCROLLS, FRIEZES AND ARCHITECTURAL  
TRIM WORK IN THE SPIRIT OF THE ORIGINAL DESIGN. REPLACEMENT, IN KIND  
OF THE EXISTING GLAZING, A NEW FRONT ENTRY DOOR, REPAIRS TO  
EXTERIOR FINISHES (POINT UP AND PAINT), RELAMPING OF EXISTING ELECTRICAL  
FIXTURES AND INSTALLATION OF NEW SIGNAGE. THE FULL BUILDING  
EXTERIORS FRONTING MAIN ST. AND TOM HALL ST. WILL HAVE SIDING INFILL/  
REPAIR WORK AND REFRESHED PAINT SCHEMES. NEW SIGNAGE IS  
PROPOSED (HALO LIGHT) ON THE LOWER CANOPY AND VERTICAL FINS.

**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.

CUC Selli  
Signature

9/29/20  
Date



- A** Vertical Fin
- B** Entry Glass Area
- C** Main Entry Door
- D** Corrugated Metal Fascia
- E** Metal Fascia and Coping (Upper)
- F** Soffit I
- G** Infill Bay I  
(Board and Batten Panelling/Door)
- H** Metal Fascia and Coping (Lower)
- I** Infill Bay II  
(Board and Batten Panelling)
- J** Infill Bay III  
(Board and Batten Panelling/Door)
- K** Downspout
- L** Receptical Area

**FRONT ELEVATION - EXISTING CONDITIONS**



SIDE ELEVATION - EXISTING CONDITIONS



**LEGEND**

- Field Color 1 (Painted Brick areas, Vertical Fins)  
 SW- xxxx (color name)
- Accent Color 1 (Fascias)  
 SW-xxxx (color name)
- Field Color 2 (Siding Panel Areas)  
 SW-xxxx (color name)
- Field Color 3 (Corrugated Metal)  
 SW-xxxx (color name)



- A Vertical Fin**  
 Clean and Repaint Existing Surface, Install new Veterinary symbol Signage
- B Entry Glass Area**  
 Re-Glaze Existing Metal Frame Windows, Alternate: Provide new Anodized Aluminum Storefront
- C Main Entry Door**  
 Replace Existing 3068 Door with New Single Light French Door
- D Corrugated Metal Fascia**  
 Recondition/Paint/Replace as required
- E Metal Fascia and Coping (Upper)**  
 Repair/Replace Existing Fascia & Coping as Req'd  
 Alternate: Provide new Hardie Fascia, new coping.
- F Soffit I**  
 Provide new Vented Hardie Panel Soffit as req'd
- G Infill Bay I**  
 (Board and Batten Panelling/Door)  
 Provide New Hardie Lap Siding
- H Metal Fascia and Coping (Lower)**  
 Repair/Replace Existing Fascia & Coping as Req'd  
 Alternate: Provide new Hardie Fascia, new coping.
- I Infill Bay II**  
 (Board and Batten Panelling)  
 Provide New Hardie Lap Siding
- J Infill Bay III**  
 (Board and Batten Panelling/Door)  
 Provide New Hardie Lap Siding
- K Downspout**  
 Replace and Conceal Existing Downspout
- L Receptical Area**  
 Provide new Wood Slat Screen wall at existing Trash Receptical Area 4'-0" AFF

FOR OWNER REVIEW  
 August 3, 2020

**FRONT ELEVATION - PROPOSED**

scale: 1/8" = 1'-0" @ 11x17



**LEGEND**

Field Color 1 (Painted Brick areas, Vertical Fins)  
SW-xxxx (color name)

Field Color 3 (Corrugated Metal)  
SW-xxxx (color name)

Accent Color 1 (Fascias)  
SW-xxxx (color name)

Field Color 2 (Siding Panel Areas)  
SW-xxxx (color name)

A Vertical Fin

B Entry Glass Area

D Corrugated Metal Fascia



FOR OWNER REVIEW  
August 3, 2020

**SIDE ELEVATION - PROPOSED**

scale: 1/8" = 1'-0" @ 11x17