I. CALL TO ORDER
Chairman Pippin called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES
Ulrich made a motion, seconded by Clonts, to approve the March 23, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. CONCEPTUAL REVIEW

A. Anderson Brothers Bank: The applicant, Garvin Design Group, is requesting a conceptual review of an upcoming request for a remodel of the Anderson Brothers Bank, located at 500 Main Street. (TMS: 137-02-06-010 / PIN: 33813030017)

Hucks said Garvin Design Group proposed to renovate the existing bank with an interior and exterior remodel of the building and demolish or remove the building behind the bank. She said part of the remodel would be to install more parking and landscaping. She said she thought they were proposing another connection off Fifth Avenue. She said there was the possibility there would be an addition of a drive-thru ATM.

Hucks said they proposed board and batten siding with wood trim and a trellis with vegetation. Hucks said again this was just a conceptual review.

Hucks said the applicant was present if the Board had any questions.
Clonts asked how many square feet were being added. Hucks said she was not sure and that was a question for the applicant. Hucks said she was not sure they were adding addition square footage versus just changing the layout. Timbes said there was an addition of 700 square feet. Timbes said the square footage incorporated the vestibule in the front and the addition / entrance in the rear.

Timbes said the rear would mostly be parking, but they were going to retain a few parking spaces in the front. He said there would also be a pedestrian connection from the sidewalk along Main Street to the entrance at the front of the building.

Timbes said originally there had been plans to look at a second curb cut on Fifth Avenue, but that was no longer being proposed.

Ulrich asked what staff’s recommendation was. Hucks said the upgrades proposed were needed to the building.

Pippin asked Timbes what the timeframe would be, and Timbes said it was going to go at a rapid pace and thought construction would begin by the fall.

Hucks said staff recommended when they did come to the permitting process that they submit a separate permit for the demolition/removal of the building in the rear of the property. Timbes said the hope was to have a third party remove the building, but that whether it was removed or demolished, a separate permit would be pulled. Timbes said Habitat had already removed things from the building that they could use.

Doyle asked Timbes what color glass they were intending to use. Timbes said one concept was to reuse the current building windows. The other concept would be to replace the windows with a low-E fairly clear glass that would have a slight bronze tint. Timbes said it was almost impossible to get low-E windows without some type of tint.

Hucks said as far as the UDO was concerned, there were no setback issues as there were zero setback requirements for that zoning district. She said they would be required to install the required landscaping. She said there were some things, such as the windows, where the guidelines suggest not to install any smoke, mirror, or tinted windows. She said it would be up to the Board to decide on whether or not they would permit tinted windows. Doyle suggested Timbes bring samples of the windows when he came for the approval.

Pippin thanks Timbes for his time and said the project looked great.

Because this was a conceptual review, no action was required.

IV. CERTIFICATES OF APPROPRIATENESS
A. **Law Group South, LLC:** The applicant, Landmark Signs, requests approval to install two (2) wall signs and two (2) information signs on the building located at 200 Elm Street (TMS: 137-06-19-007 / PIN: 36804030002).

Hucks said the applicant was requesting wall signage on the Elm Street side and the Second Avenue side of the building. She said this was a corner lot and two wall signs were permitted. She said the colors would be Hunter Green, Gold and White. She said there was also a request for informational signage on either side of the entry door.

Hucks said the signs met the UDO requirements for size and materials, but said the only question would be the fact that there was no implied dimension to the lettering.

Mishoe said he had looked at the rest of the vicinity, and these signs matched what was on the rest of the businesses. He said there was a raised gold border around the edge of the sign.

Ulrich asked if it should be 3-D or just a shadow. Hucks said the historic districts could have actual dimensional lettering or implied dimensional lettering.

Ulrich asked if the other signs were installed prior to the current UDO. Hucks said she was not sure.

Doyle asked Mishoe if the letters had a gold border. Mishoe said the gold was just around the edge of the signs. Doyle said he could do a shadow effect on the lettering. Mishoe said he had done that, but the customer didn’t care for it. Doyle said if the Board did not hold firm on at least the implied dimension, they would be moving away from what the guidelines suggested. Doyle said the relief did not have to be gold. He said it could be black. Mishoe said he probably could work with the owner to add the gold around the lettering.

Pippin said everyone needed to be going in the same direction. Hucks said the Mason Jar and Bert Von Herrmann’s law office, both of which were on the same side of the street, had dimensional or implied dimension on their wall signs. Doyle said they were not asking for sandblasted signage, but just an implied dimension.

Doyle made a motion, seconded by Whitley, to approve the signage as presented with the addition of the gold border around the white letters on the two wall signs. The vote in favor was unanimous. The motion carried.
B. **The Peanut Warehouse:** The applicant, Scott Thompson, requests approval to replace several windows on the Peanut Warehouse, located at 150 Laurel Street (TMS: 137-06-22-004 / PIN: 36701010001).

Hucks said several of the windows at the Peanut Warehouse were water damaged, which was getting worse and allowing water to seep inside the building. She said the applicant wished to install vinyl windows instead of wood framed windows and casings. She said the property was located on the National Register of Historic Places within the Waccamaw River Warehouse Historic District.

Thompson said two windows had already fallen out. He said he wanted to use brown vinyl window replacements and treated lumber casings for longevity.

Doyle said the Board had discussed this window issue before. Hucks said she had taken her research a bit further beyond the historic guidelines. She said she researched the Secretary of the Interior Standards for Rehabilitation because the warehouse is on the National Register of Historic Places. She said it falls in line with what the guidelines say. She said she did understand Thompson’s concern about the water seeping in. She said she was not a construction expert and she could not weigh in on whether vinyl was the best option.

Hucks asked Thompson if the wood sashes around the windows completely deteriorated, and he replied that they were.

Doyle said that today’s wooden windows performed much better than those originally installed. He said maintenance would clearly be a factor with wooden windows.

Doyle asked Thompson other than the maintenance, what was his reasoning for vinyl. Thompson said the building swelled and moved. He said it was not heated or air conditioned. He said it was just a wooden building with nothing on it, and he was concerned about a lot of rain as there had been recently. He said he felt the vinyl clad windows would work better. Doyle said there were wooden windows being used all over the country in historic buildings. He said the key was to have a decent quality wooden window. Thompson said there would be no treatment on them. He said new wooden windows, if installed, would not be painted. Doyle said they could be sealed. Doyle said he thought that would be more in keeping with what Thompson was trying to accomplish visually. Doyle said he did not think vinyl windows were what they were trying to accomplish.
Hucks said one of the things the Secretary of Interior Standards talked about was preservation. She said stabilizing deteriorated or damaged windows as a preliminary measure when necessary prior to undertaking appropriate preservation work windows could be made weather tight by re-caulking and replacing or installing weather stripping, which also improves thermal efficiency.

Hucks said some contractors had glass cut and had wood casings built around the glass. Hucks said she could not tell if the wood windows were original. Thompson said they were not original. Doyle said even if they were not, the building was still on the National Register. He said even if these current windows had been put in 30 or 40 years ago, that did not necessarily give them license to approve vinyl clad windows now.

Doyle said a dark brown bronze metal pan flashing to set the window down in, an actual pan that was sitting above the sill, which directed water back out with decent flashing at the head would go a long way to keeping to at least keeping the window portion of the wall from leaking. Doyle said he did not know whatever elements were in the walls making them leak.

Thompson said he would look at it. He said if that's what they wanted, that's what he would do.

Doyle made a motion, seconded by Clonts, to approve wooden windows, with a metal flashing that is either in the bronze or silver family. The vote in favor was unanimous. The motion carried.

C. **The Peanut Warehouse**: The applicant, Scott Thompson, requests approval to demolish the building located at 110 Laurel Street, behind the Peanut Warehouse (TMS: 137-06-22-004 / PIN: 36701010001)

Hucks said the applicant was requesting approval to demolish the building located behind the Peanut Warehouse at 110 Laurel Street. She said a conceptual plan had been done for the Riverfront area that showed this building being demolished and subsequently used for parking. She said staff stressed this plan was completely conceptual at this time. Hucks said this building was not on the Historic Register.

Thompson said he would try to salvage pieces of the wood to be used on the Peanut Warehouse when and where needed.

Whitley asked if the road issue had been determined. Hucks said it had not.
Ulrich made a motion, seconded by Clonts, to approve the old electric shop at 110 Laurel Street to be demolished, and for Thompson to salvage whatever he could for future use.

V. BOARD INPUT

None.

VI. STAFF INPUT

None.

VII. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 4:40 p.m.

Approved and signed this 11 day of May, 2016.

Jason Pippin, Chairman