CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, DECEMBER 12, 2012
COUNCIL CHAMBERS – 4:00 P.M.

Present: Brooke David, George Ulrich, Robert Harper, Amber Wall
Absent: Jason Pippin, Robert Miller, Danny Clonts
Staff: Joe Henderson, Zoning Administrator; Barbara Tessier, Secretary
Others: Tom Anderson; Kevin Lamm

A. CALL TO ORDER

Chairman David called the meeting to order at 4:04 p.m.

B. APPROVAL OF MINUTES

Ulrich made a motion, seconded by Wall, to approve the November 14, 2012 minutes as written. The vote in favor was unanimous. The motion carried.

C. CERTIFICATES OF APPROPRIATENESS

1. DILLY BEANS CATERING AND CAFÉ- Tom Anderson, applicant, requests approval of one primary hanging sign and door and window signage for the front façade of 219 Laurel Street. (TMS# 137-06-19-014)

Tom Anderson stated his name for the record. Henderson said this was located in the Central Business District/Historic Review Design District. Henderson said staff recommended approval of the hanging sign for meeting the minimum size. He said there were no dimensions on the rendering, but as long as the window graphics were under the 25% limitation and the door under the 50% limitation staff would recommend approval. He told Anderson that staff would need the exact dimensions of the window and the graphics.

Anderson said the tenant was hoping to open on January 7, 2013. There was discussion about the bracket for the hanging sign.

Wall made a motion, seconded by Ulrich, to approve the request as presented. The vote in favor was unanimous. The motion carried.

CAB
December 12, 2012
Anderson told the Board that he had a new tenant for his building on Main Street. He said it was an advertising business that employed 12-14 people.

D. SPECIAL TAX ASSESSMENT APPLICATION

1. Historic Preservation Tax Incentive Request for 706 Elm Street – Scott Ferguson, property owner, requests review and preliminary approval of his application for the City’s special tax assessment at 706 Elm Street. (TMS # 137-02-16-012)

Kevin Lamm stated his name for the record.

Henderson said Lamm was there on behalf of Scott Ferguson. He said they were requesting preliminary approval of their application for the City’s special tax assessment.

Henderson said the property was listed as a contributing property on the National Register Residential District, the Conwayborough district. He said the property was certified as historical by Conway City Council on December 3, 2012. He said in order to be certified, it had to meet two criteria which was either to be listed on the National Register of Historic Places or be more than 50 years old. He said this property meet both criteria.

Henderson said the CAB’s duty was to review the scope of work, all the project elements, while keeping in mind the ten criteria listed in the ordinance. He said the criteria was the same as that of the National Historic Register of Historic Places Secretary of the Interior standards. He said in the opinion of the Board, the ten criteria had to have been met.

Henderson had put together a PowerPoint presentation. He said staff recommended approval of and acceptance of the request for the Conway Historic Preservation Tax Incentive for meeting the financial requirements that the project exceeds 25% of the fair market value. He said Horry County valued the house at $131,000, and they would have to meet a $32,750 threshold to go over the 25%. He said the projected expenses for the project were approximately $90,000. Henderson said the staff report contained the standards for rehabilitation. He said the Board had gone over these for other projects.

Henderson said the application was broken down into several pieces. He said the first was the front, rear and side facades. He said the exterior paint color and trim would be chosen based on the original paint samples found in the late Mayor Martin’s files. He said they would be hand scrapping and pressure washing elevations, and repairing rotted wood on the front and back porches, siding and crawl space openings.

Henderson said the next piece was the garage building. He said the siding had to be repaired, broken windows had to be repaired and some of the panes needed the
glass replaced. He said structural beams over the garage door and the rear beam would have to be replaced.

Henderson said the next item would be to replace the deteriorating foundation piers with concrete masonry block foundation piers.

Henderson said the next would be to replace all knob and tube cloth-covered wiring. He also said they would be replacing all existing drainage and water piping, installing a new water heater, valves and cleanouts. They would be replacing the damaged bathroom subfloor, and would be replacing the existing linoleum with new flooring. The existing original tub and toilet would be restored.

The last component would be the window restoration and replacing with window AC units with central air. Henderson said there was a condition for the state approval of the project concerning the air conditioning. Lamm said the state said the interior ductwork and returns not alter any structural part of the house that was of historic reference. He said it was not really clear what they wanted. He said they had been lucky that the house had radiators. He said Mayor Martin had purchased wonderful radiator covers. He said all the venting would be under the covers and completely hidden.

Henderson that was the scope of the project. Lamm said they were not touching anything on the outside of the house other than to repaint. He said all the work being done was to the mechanical systems to try to bring them up to code. He said there had been wood upstairs that was original to the house that they would be using it to replace siding on the house. He said they found bricks in the back and they would be using those as well.

Henderson said some of the water and utility lines had been moved away from the Live Oak in the front. Lamm said it had not been done yet, but soon.

Harper said he thought the major expense would be from the garage repairs. Lamm said it would appear that way, but it was going to cost $30,000 to rewire the house. He said that was the biggest expense at this point.

David asked if the Board wanted to go through each standard. Wall asked Henderson again if Staff had recommended approval. Henderson said Staff did recommend approval.

Harper asked about the exterior paint colors. Lamm said it would be as it was now. He said they had the paint chips to go by.

Wall made a motion, seconded by Harper to approve the request as presented. The vote in favor was unanimous. The motion carried.
Harper asked what Lamm expected in terms of timeframe. Lamm said the plumbing and electric would be completed by mid-January, and the heating/air sometime in February.

E. STAFF INPUT

Henderson said the Tree Board orientation would be rescheduled when the full Board could attend.

F. PUBLIC INPUT

There was none.

G. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:20 p.m.

Signed this 10th day of Jan., 2013.

A. Brooke David, Chairman