A. CALL TO ORDER

Chairman David called the meeting to order at 4:00 p.m.

B. APPROVAL OF MINUTES

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

C. DESIGN REVIEWS

A. Southeastern Land Company, Inc. – Louie Welch, applicant, requests approval of one monument sign panel replacement at 1404 Main Street. (TMS #123-14-14-003)

Louie Welch was sworn in.

Henderson said staff recommended approval for meeting the size and dimensional requirements of the UDO and for meeting the design guidelines for the Main Street Corridor.

Welch said the signs were sandblasted and were attached to the structure. He said it was a premium product.

Ulrich made a motion, seconded by Wall, to approve the request as presented. The vote in favor was unanimous. The motion carried.
2. Burroughs Company Tractor Shed Retrofit – Jerry Johnson, of A-1 Signs and Graphics, requests conceptual approval of elevation modifications to the Burroughs Company Tractor Shed, which is located in the Waccamaw Riverfront District 1. (TMS #137-06-22-008)

Jerry Johnson and Larry Biddle were sworn in.

Henderson said there was no address for the building at present. He said it was on the town side of the railroad tracks. He said there were specific guidelines for structures on the town side of the tracks, and other guidelines for structures on the river side of the tracks.

Henderson said he had taken out some excerpts from the guidelines and passed them out. He asked Johnson to walk them through the modifications.

Johnson said they were closing in the front of the building with doors. He said the doors would rotate up to create an outdoor atmosphere. He said there were currently 5 bays. He said they wanted to close those in and put entry doors in each one.

Henderson said historically the structure had just been used for a tractor shed with 5 bays. Biddle said that was correct, but it was basically a repair shop. Henderson said it would be a full interior upfit to accommodate a restaurant or raw bar. Biddle said that was right. Henderson said two walls would be going in the sides and then three bay doors that would be hydraulically able to open the doors. Biddle said the doors would come up and create an awning.

Henderson said he had just received the renderings today. He said he would include in the preliminary or final presentation sections from the design guidelines for the Board’s review. He said Section 10.1.3 discussed scale, style and materials encouraged when filling bay openings in historic buildings. He said he thought the proposal would meet the requirements of these guidelines. He said Section 10.2.2 talked about door and window openings and how to replace them. He said he thought the proposal for the new windows would maintain similar materials, i.e., wood windows. Biddle said there were already windows there and had been since 1946. He said they would use the same sizes. He said there were a few that were odd sizes. He said they did not want to block the view of the river.

Henderson asked Biddle if he had historic photographs of the Tractor Shed. Biddle said he was not sure. He said he had not seen any, but that the shed had not changed at all. He said when it was purchased, they had a fence removed. He said they had put some bathrooms in.

Henderson said there was a section of the guidelines that talked about modern adaptations and using quality modern materials. He said this would pertain to the hydraulic doors. Biddle said they were trying to keep the bay doors as classic as they
could. He said they did not want anything fancy or modern. Henderson mentioned that this type of renovation had been completed with garage-type doors at the former Pop’s Glass location.

Henderson said there was also guidance on what type of siding should be used for the warehouse structures. He asked Biddle if they had decided on a siding. Biddle said if you looked on the one end, it was kind of board and batten. He said the majority of the building was tin or aluminum. He said it was wood and tin inside and out with a concrete base. Biddle said he liked the wood better.

Miller asked what they were being asked to approve. Henderson said it was a conceptual review of elevation changes being made to the Tractor Shed. Miller asked if the use was being changed. Biddle said the use had been a rental area. Henderson said it would be a change in use and occupancy class. Miller asked if it was staying a storage building or were they going to look for tenants. Biddle said there would be a tenant. He said it had not been a storage building in a long time. He said it was a venue for oyster roasts, weddings, birthday parties, etc.

Miller asked if they were looking to improve the building to get a tenant in. Biddle said that was correct. Miller asked if they wanted conceptual approval to do the three bay doors, and add the two side entrances. He said those would be filled in with some type of material that would be significant to the building. He said then that the windows would match the rest of the building. Biddle said that was correct.

Miller made a motion, seconded by Wall, to give conceptual approval as designed and submitted. The vote in favor was unanimous. The motion carried.

Biddle said this would get some activity on the riverfront. He said they were going to keep the inside rustic and simple.

3. City of Conway Local Historic Register of Individual Properties – City of Conway Planning Department staff requests a review of the procedure and possible listings for the Conway Local Historic Register.

Henderson said the UDO allowed city staff the ability to maintain a Local Historic Register of Individual Properties that would otherwise not have any kind of protection or preservation oversight. He said inclusion to this list would be on a voluntary basis only. He said that staff was attempting to get approval from various property owners who currently own properties listed on the National Register of Historic Places. He said staff would find out if they would be interested in being placed on the register. He said he wanted the Board members to be thinking about different sites, structures, and possible locations that had historic significance.

Henderson said listing on the register would be different from a property that was located within the Historic Design Review Overlay in that it would be voluntary. He said
the example he used all the time was Nye’s Pharmacy. He said it was currently located in the Highway Commercial district. He said it could be purchased at any point by any investor and they could ask to demolish the sign or the building. He said the structure is a historically significant “art deco” construction that would be great as a listing on the register.

Wall asked if once a structure was put on the register, it could not be demolished. Henderson said it would be protected. The CAB would recommend to City Council to have a structure put on the registry after the owners had voluntarily asked to be place on it, but the owners could also request to be taken off.

Henderson said what he handed out was from the Cultural Resources Element of the Comprehensive Plan. He said it gave a list of National Register properties as well as other properties throughout the city that were historically significant.

Wall asked about the properties that were marked as “NR”. Henderson said those were on the National Register. He said a property listed on the National Register of Historic Places could still be demolished tomorrow if there was no local protection. He said the City of Conway could only protect structures if it was within a historic design review district such as the Commercial HDRD, the Main Street Corridor, or the Waccamaw Riverfront District. He said if a structure was located outside of those areas, then there was no protection.

Pippin said then that the National Register was just more of a designation. Henderson said that was exactly what it was. Henderson said the flaw with the National Register listing was that only a local overlay or designation could offer real protection for a property.

Miller asked if most of the houses in Conway that would be considered of historical significance already on the list. Henderson said the list was basically for information purposes. He said this was a list of cultural resources that should be protected according to the Conway Comprehensive Plan. Miller asked if just the houses that did not have the “NR” should be approached. Henderson said any historic house or site could be put on the local register. He said the ones already on the National Register would be a starting point. He said the only one that had already local protection was the David Jordan house. He said it could not be purchased and then demolished. Wall asked how it was listed. Henderson said it was listed on the National Register as the Arthur Burroughs house.

Henderson said the whole idea was to build a list to protect properties outside of the HDRDs. He said most of them were located in the overlays of the existing HDRDs.

Miller asked if the list was for just residential or if it was residential and commercial. Henderson said it was for both.
Henderson said the Snyder House, for example, was located off the Main Street Corridor, outside the commercial district, but it was very significant.

Wall asked if there was anything that had to be done to houses in order to get on the list. Henderson said he thought they would all be considered if the property owners submitted their application, he said research would be done on the house; the CAB would review it; and they would recommend to City Council to approve or deny for a listing.

He said they were just throwing around ideas at this point as to how to get the owners interested in the process. He said most of the people who owned these homes owned them because they were already advocates for historic preservation. He said more than likely they would want to be on a local register like this and receive some recognition for their preservation efforts.

D. PUBLIC INPUT

There was none.

E. BOARD INPUT

David welcomed Wall and Pippin to the Board. She thanked them for their service.

F. STAFF INPUT

There was none.

G. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:25 p.m.

Approved and signed this 25th day of April, 2012.

A. Brooke David, Chairman