CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 12, 2020
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Troy Roehm, Heather Whitley, Matthew Richardson, Jamie McLain, Duc Watts
Absent: None
Staff: Jessica Hucks, Planner; Alicia Shelley, Planning Assistant; Jenna Henderson, Intern
Other: None

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Whitley made a motion to accept the minutes as written and it was seconded by McLain to approve the January 22, 2020 minutes. The vote in favor was unanimous. The motion carried.

III. OLD BUSINESS

A. Peanut Warehouse – 150 Laurel Street: The applicant, Jamie McLain, requests approval for renovations at the Peanut Warehouse, including weatherizing / replacing exterior siding for property located at 150 Laurel Street (PIN: 367-01-01-0058).

Hucks stated that the Board approved the request to weatherize the building with cypress siding over the existing siding but wanted the applicant to present a sample to the board for final approval prior to installation.

McLain recused himself from this request.

McLain presented the board with samples of the cypress siding, two of which were stained and the other sample was untreated and had been aging for 6 months.

Whitley made a motion to grant the request for untreated cypress siding. Watts seconded the motion and the motion carried unanimously.

IV. CERTIFICATE OF APPROPRIATENESS

None
V. SPECIAL TAX ASSESSMENTS

A. 1014 Fourth Avenue - Kevin McHugh and Kelli Maxon, applicants, request approval of a special tax assessment at 1014 Fourth Ave, under the Preservation Tax Incentive Program (TMS: 137-02-05-005 | PIN: 368-04-02-0006).

Hucks stated that the applicants are requesting that the property located at 1014 Fourth Ave be considered for a special tax assessment, as specified in Section 1-5-50, Special Tax Assessment, under the City of Conway Code of Ordinances. The building was built in 1925, and was known around Conway as the antique’s building. It is a two-story, commercial building, that was once used as a garage, and then later as a retail antique store.

According to Section 1-5-52 of the Ordinance, the first step in establishing a special tax assessment is certification by City Council. In order for City Council to grant certification, the property must meet one of the following options:

1. Be listed in the National Register of Historic Places, either individually or as a contributing property in a district; or
2. Be 50 or more years old and have been designated as historic by the city council, either individually or as a contributing property in a local historic district.

City Council may designate a property as historic if it is more than 50 years old and meets one (1) or more of the following criteria:

1. Has significant inherent character, interest, or value as a part of the development or heritage of the community, state or nation;
2. Is the site of an event significant in history;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state or nation;
5. Individually, or as a collection of resources, embodies distinguishing characteristics of type, style, period, or specimen in architecture or engineering;
6. Is the work of a designer whose work has influenced significantly the development of the community, state, or nation;
7. Contains elements of design, detail, materials, or craftsmanship which represents a significant innovation;
8. Is part of or related to a square or other distinctive element of community planning;
9. Represents an established and familiar visual feature of the neighborhood or community;
10. Has yielded or may be likely to yield, information important to history or pre-history.

City Council voted to certify the property as historic at their February 3, 2020 meeting, as the building
is 50 years or older.

The CAB must review the renovations to determine if the work meets the standards for rehabilitation listed in the ordinance. If the CAB finds the rehabilitation meets the given standards, a special tax assessment will be created, freezing the assessment of the property at its current assessed value for 15 years. If the CAB does not find that the given standards were satisfied, it may deny the request for the creation of the special tax assessment.

Sec. 1-5-53 – Eligible Rehabilitation

a) Standards for rehabilitation. To be eligible for the special tax assessment, historic rehabilitations must be conducted according to the following standards:

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.
According to Section 1-5-53 (b), the value of the rehabilitation work must have expenditures exceeding 25% of the fair market value of the building for income-producing property. The applicant states that the total cost of rehabilitation is $350,000 +/- and the current fair market value, according to Horry County Land Records, is shown as $176,750.

Horry County has a similar ordinance, and the applicants will need to seek approval from the Horry County Architectural Review Board (BAR) as well.

Renovations / work proposed includes the following items:

- Exterior renovations include:
  - Repair wood frame around 2nd floor windows
  - Replace front main doors to open out for safety
- Roof:
  - Resurface main building roof
  - Tear up and replace 1st story extension roof
- Electrical:
  - Replace 100 amp with 200 amp
  - Upgrade all electrical to current safety standards
- Heating/Air:
  - Upgrade all heating and air to safety and quality standards
- Fire safety:
  - Install sprinkler system (dry system)
- Flooring:
  - Upstairs Oak floor: refinish Oak flooring
  - Downstairs concrete: refinish with stamp concrete floors
- Signage:
  - Repaint and repair historical sign
  - Add historical based signage to front of building

After the boards discussion, Hucks reiterated that the applicants would come back to CAB for any exterior renovations and signage. She then stated that this request was for preliminary approval of the special tax assessment based on the approved historic certification by City Council at their February 3, 2020 meeting.

McLain made a motion to grant preliminary approval of the special tax assessment and any exterior improvements will come back to CAB for review. Richardson seconded the motion and the motion carried unanimously.

VI. PUBLIC INPUT

None
VII. BOARD INPUT

None

VIII. STAFF INPUT

None

IX. ADJOURN

There being no further business to come before the Board, a motion was made by Whitley and seconded to adjourn the meeting at 4:25 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this __24th__ day of __FEBRUARY__, 2020.

Troy Roehm, Chairman