CAB
November 19, 2014

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, NOVEMBER 19, 2014
CITY COUNCIL CHAMBERS – 4:00 P.M.

Present: Anne Bullock, George Ulrich, Jason Pippin, Heather Whitley, Danny Clonts
Absent: Mary Catherine Hyman
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary
Others: Ronald Kim, Anne Smith, Leslie Wilson, Keith King, John Bourne, Hillary Howard

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 October 22, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Sansbury & Butler – Edward Keating of Action Awnings & Signs, Inc., requests to recover the existing awning at the building located at 915 Normal Alley. (TMS# 137-02-01-022 / PIN 36701010049)

Leinwand said the request was to recover the existing awning frame. The awning color would go from blue to red.

Leinwand said staff recommended approving the request.

Ulrich made a motion, seconded by Clonts, to approve the recovering of the awning from blue to red. The vote in favor was unanimous. The motion carried.

B. Black Thai Restaurant – Ronald Kim of Signworks requests a new wall sign to the building located at 328 Laurel Street. (TMS# 137-02-02-010 / PIN 36804010092)

Leinwand said there was already an area on the front of the building intended for wall signage. He said the applicant had provided two options for the sign and
both options met the size requirements. He said the sign face was black with gold lettering, which was in keeping with the rest of the signage on the building. Leinwand said staff recommended approving the wall sign as long as it had the same boarder type and color and the same background as the current signs on the building.

Kim said the size had beveled dimensional lettering. He said the owners preferred Option A, which was with the logo at the top of the sign. He said it was about 5" taller than the rest of the sign.

Ulrich made a motion, seconded by Whitley, to approve the signage as preferred by the owner, Option A, provided it met the sign requirements and the color scheme of black and gold. The vote in favor was unanimous. The motion carried.

C. Coastal Greek – Tony Mishoe of Landmark Signs requests window signage to the building located at 303 Main Street. (TMS # 137-02-02-019 / PIN 36701010018

Leinwand said the applicant was requesting three window signs. He said all of them met the size requirements. Leinwand said it was staff’s recommendation to approve the two signs on the left and right windows. Staff did not feel the location and placement of the window sign above the door was appropriate. Staff thought a subordinate sign on the door would be more appropriate.

Smith, the store owner, said she requested the three signs because when the Horry Council of the Arts was in the space, they had signage above the door. She said there was no place on the fascia to put a sign. She said the window signage above the door would be the primary signage. Smith said they could do a thin pink oval around the top sign if it would be more pleasing. She said she did not need signage on the door because college students did not read door signage.

Howard said they had talked about an awning with the name of the business on the skirt, but the owner of the building did not want an awning installed.

Ulrich asked the ordinance would permit the three signs. Leinwand said the ordinance recommended a pair of matching window signs. Ulrich said the board had permitted this type of situation before. He said he would recommend if they put up channel letters the window signage above the door would have to be removed. Smith said she would never put signage on the building. Ulrich said the window above the door could then be counted as primary signage. Leinwand said it could be if that’s what the board decided. Leinwand said the UDO permitted as many window signs as wanted as long as they were only 25% of the window. He said the Design Guidelines had recommendations for secondary signs where you could have a pair of matching window signs, but the guidelines described how the primary sign was the focal point.
Smith asked if the guidelines had changed since the Horry Cultural Arts Council had been in that location. Leinwand said they had changed in 2011.

Howard said this was similar to the request for The Spa on Main where there wasn’t a primary sign board location.

Ulrich made a motion, seconded by Clonts, to approve as presented with the stipulation if a primary sign was put on the fascia, the top window signage would be removed. The vote in favor was unanimous. The motion carried.

D. **South State Bank – Keith King requests to paint the building located at 501 Main Street. (TMS # 137-02-07-004 / PIN 33813030025 and TMS # 137-02-07-005 / PIN 33813030024)**

Leinwand said the applicant requested to change the existing colors of the building. He said they proposed to paint the walls Benjamin Moore Revere Pewter and the posts Benjamin Moore Acadia White. The brick would remain unpainted.

Leinwand said staff recommended approving the paint colors for the building and also recommended the applicant paint the monument base either the pewter or white so all the colors would match.

King said the sign base would be the pewter. He told the board the pewter color would appear to be darker or lighter depending on how the sun hit it.

Clonts made a motion seconded by Ulrich, to approve the colors as presented with the monument sign base being painted pewter. The vote in favor was unanimous. The motion carried.

IV. **SPECIAL TAX ASSESSMENT**

A. **Historic Preservation Tax Incentive Preliminary Approval – Leslie Wilson, property owner, requests preliminary approval of the special tax assessment at 707 Main Street. (TMS# 137-02015-002 / PIN 33813020024)**

Leinwand said this property was listed as a contributing property in the Conway Residential District (Conwayborough) in the National Register of Historic Places.

Leinwand said on May 5, 2014, the property was rezoned from Professional (P) to Neighborhood Commercial (NC) in order to accommodate a restaurant use. Other future uses could include cooking demonstrations, fitness studio and an outdoor outfitter retail use.
Leinwand said the Conway City Council certified the property as historic on November 3, 2014. He said the board must ensure all interior and exterior improvements, noted in the application, are in keeping with the Standards for Rehabilitation as stated in Section 1-5-53 Eligible Rehabilitation. He said if the board found the rehabilitation met the standards, a special tax assessment would be created, freezing the current city portion of the assessment for two years. Ms. Wilson would have two years to complete the approved work. Leinwand said when completed, a final inspection would be conducted and the findings presented to the board. When final approval is issued, the special tax assessment will be extended for the remainder of the 15 years. He said if the board did not find the given standards were satisfied, the board could grant an extension for a total of five years or deny the request. He said Ms. Wilson would also go before the Horry County Board of Architectural Review for Horry County’s special tax assessment.

Leinwand said the requested improvements are estimated to cost approximately $150,000. He said those improvements included, but were not limited to, window repainting and repairs, siding repainting and repairing, trim painting and repairs, solar panel additions, accessibility improvements, landscaping improvements, parking additions and several interior improvements.

Leinwand said staff recommended the board consider the preliminary special tax assessment for the preservation tax incentive program for the property. He said the $150,000 estimated cost was more than the 25% required to be eligible.

Leinwand said the Technical Review Committee had not finished reviewing the proposed plans, but felt the board could make a decision on the assessment.

Wilson then spoke about her plans for the property. She said on the front she was having the windows scraped, re-roped, and repainted. She said she was using Sherwin Williams Colors of Historic Charleston. The windows would be painted Stucco Creamtone. She said the existing white paint would be painted Oyster Shell. She said the front door would be stripped down and she was curious to see what it was underneath the paint. She said she knew the Craftsman style was big on wood surfaces, but to be safe she picked the color Tea Olive. She said she would be replacing the rear doors because they were old aluminum doors and she wanted to put in wooden doors.

Wilson said the front steps appeared to be concrete over brick steps and they would remove the concrete and leave the brick steps. She said the
porch had beautiful square terracotta tiles, but it had sunk to about three inches lower than the wall and water gathered there. She said it would be removed and replaced with the same square tile.

Wilson said she would like to pull the shrubbery away from the house and put in a variety of bulbs.

Wilson said the new metal roof would stay. She said the colors she was proposing would be subtle and true to the time period. She said the Craftsman style tended to use earth colors. She said the ceiling of the porch was painted a light blue that was the color of the sky and she was going to leave that color. Ulrich said that was because bees would not build nests with the blue color.

Wilson said she would like to put a fence around the heat pump, a fence between the library and her property and put in landscaping along the fence. She said she wanted plants that would bloom all year.

She said they would be replacing the doors on the back of the building. She said the handicap ramp would be in the rear of the building. Wilson said the one back door would be solely for handicap entrance.

She said the portico would be kept and be an outdoor seating area. She said she’d have a bike rack, too. In addition, she said she would install a wall at Cole Smith’s driveway and her property.

Wilson said they wanted to wait a year before doing much landscaping because she knew there would be plants that came up unexpectedly. She said some had come up already and they were going to dig them up and replant them.

Wilson moved on to the garage building. She said they were going to build a set of brick steps for the building, the asphalt shingles would be removed and replaced with nice cedar shakes. She said the color scheme would be the same as the house. At the back of the structure, she said they would remove the metal columns and replace them. Wilson said it had a new roof. She said they would install new windows on the rear of the structure. Wilson said they would be installing solar panels on the rear portion of the garage.

Wilson said she would be installed rain water catch systems as well.

Other colors proposed for the house and garage, but not mentioned in the meeting were Weatherboard for the wood siding and Pecan Shell for the steps.
Wilson said the signage would probably be wooden, but would come at a future time.

Pippin said the board needed to go over the 10 Standards for Rehabilitation from Section 1-5-53 – Eligible Rehabilitation. Pippin read them all. A copy is attached to the minutes.

Ulrich asked about the porch when they reached standard number 6. He said there was missing brick and grout. Wilson said she felt they would find bricks when digging around the grounds. She also said she would like to change the front 2/2 windows to match the rest of the windows that were 6/6. The board was in agreement on that.

Ulrich made a motion, seconded by Bullock, saying Wilson’s plan met all of 10 standards of rehabilitation, therefore, to approve the parking, fence, landscaping with the arborist’s input and staff’s input to be sure it met the requirements, the removal of the sweet gum tree if approved by the arborist, colors for the house, with stating the preference for the front door to be stained, but would approve the paint color for the door, the awning for the garage, and the terracotta tiles on the porch. The vote in favor was unanimous. The motion carried.

B. Historic Preservation Tax Incentive Final Certification – Amanda Roof, property owner, requests final approval of the special tax assessment at 328 Main Street. (TMS# 137-02-01-003 / PIN 36701010029)

Leinwand said the Board initially approved the proposed rehabilitation project on October 12, 2011. He said the work had been completed. He said staff recommended the approval of the final certification.

Ulrich made a motion, seconded by Clonts, to approve the final certification for Amanda’s Collection. The vote in favor was unanimous. The motion carried.

V. 2013 QUATTLEBAUM AWARDS

The board had looked at the nominees at a previous meeting and were ready to make their final recommendations.

Ulrich made a motion, seconded by Whitley, to approve the following 2013 Quattlebaum Award winners as discussed. The vote in favor was unanimous. The motion carried.

They are as follows:
Construction of a new home – 1508 Tinkertown Avenue, Ms. Wanda Jackson

Restoration of a Home – 801 Sixth Avenue, Blake and Catherine Hewitt

New Non-Residential Construction –

1. Scholars Academy, 104 Chanticleer Drive East
2. Horry County Early College High School, 2050 Hwy 502 Building 400

Non-Residential Restoration –

1) Coast RTA – 1418 Third Avenue
2) Hardee’s – 1506 Church Street

Outstanding Sign Project –

1) Dilly Bean’s (hanging sign)
2) L. Cole Smith, Attorney at Law

Interior Design Effort – Trademark Home Exteriors, 1011 Third Avenue

Contribution to Quality Development, Restoration, Landscape, or Design

1) Consign for Equine, 1111 Fourth Avenue
2) Hucks and Washington, 1506 Main Street

VI. BOARD INPUT

Pippin welcomed Whitley to the board.

VII. STAFF INPUT

Leinwand told Whitley she would have to take 6 hours of orientation training and then 3 hours each year after that.

VIII. ADJOURN

With no further business to come before the board, the meeting adjourned at 5:10 p.m.

Approved and signed this 17th day of December, 2014.

[Signature]

Jason Pippin, Chairman