CAB
May 13, 2015

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD
WEDNESDAY, MAY 13, 2015
CHAMBER COUNCIL – 4:00 P.M.

Present: George Ulrich, Danny Clonts, Jason Pippin, Brenda Ivester,
Heather Whitley, Anne Bullock, Paul Doyle

Absent: N/A

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Pippin made a motion, seconded by Clonts, to approve the April 22, 2015
meeting minutes as written. The vote in favor was unanimous.

III. CERTIFICATE OF APPROPRIATENESS

A. Suitcase Ray’s – Keith Benton of Benton Concrete requests approval
of a handicapped access ramp on the front façade of the building
located at 319 Elm Street (TMS# 137-02-03-021 / PIN 36804020032)

Emrick said this had been before the Board previously. He gave the background again
saying that Keith Benton and David Norris had agreed to assist Suitcase Ray’s Barber
Shop by providing a handicap access to the building. The Board had tabled the request
waiting for further information.

Emrick said this ramp had caused serious concerns for the city, such as encroachment
on the sidewalk, safety issues for pedestrians and of setting a precedent. He said he
had met with Keith Benton, David Norris, Bill Graham, Conway City Administrator, and
Kevin Chestnut, the City’s Public Works Director, concerning the proposed request.

After the meeting, the applicants changed the request in favor of abandoning the
proposed request for the ramp to be at the front of the building along Fourth Avenue.
The new proposal was to remove an existing blighted brick façade from what would be
addressed as 317 Elm Street, which was just a front and side wall. They would remove the façade and add a sidewalk along the 315 Elm Street building and run a ramp from the back of the building toward the sidewalk along the side of the existing barbershop. Emrick said this would dramatically limit the visibility of the ramp and would remove the necessity for the ramp to be on the front of the building, and the encroachment of the public sidewalk. Emrick further said a boarded up window within the barbershop would be made into a door accessing the ramp.

Emrick said this was not on the agenda for action, but just as informational purposes. He said it would be on the agenda for the next meeting.

B. Solicitor Intervention Office - Emrick asked the Board to move this agenda item to the end of the meeting. The Board agreed.

C. 901 Main Street – Michelle Derrick requests approval to move the structure located at 901 Main Street from the lot and out of the city limits, and for permission to remove a Magnolia tree and Crepe Myrtle tree. (TMS# 123-14-06-003) / PIN 33818010035

Emrick said the property had recently been rezoned from Low Density Residential (R-1) to Professional (P). Emrick said the applicant was requesting the moving of the structure rather than to demolish it. He said two trees would need to be removed to accommodate the house move.

Emrick said a determination had been made that the house had no significant historical merit. He said while the site would be altered by the removal of the existing structure, the character of Main Street would not be significantly affected given the anticipated plans for a new building that would be in keeping with the character of the surrounding neighborhood. He said staff preferred the structure to be moved to being demolished.

Mrs. Derrick said they had gotten a bid from Powell Movers, who had been recommended as the best house mover. She said Wanda Lilly, the City Arborist had said the Crepe Myrtle and the Magnolia could be removed from the site.

Doyle asked about the power lines. Derrick said the mover felt he could move the house without touching the power lines. Doyle also asked about the foundation and footings. He said if they were left, they would cause safety concerns. Derrick said she was under the impression in order to get the structure moved, the foundation would have to come out as well. Emrick said the removal of the foundation and footings could be included in the COA.

Pippin made a motion, seconded by Clonts, to approve the request to remove the structure from the lot. The vote in favor was unanimous. The motion carried.
At this time Doyle recused himself because he was the architect for the building at 114 Laurel Street.

B. Solicitor Intervention Office - Ben Griffith of Spann Roofing requests approval of the reroofing, removal of terracotta coping, installation of treated wood blocking to the top of the parapet wall, new white sheet metal coping caps, and new white gutter, downspouts and eave strips to the building located at 114 Laurel Street. (TMS# 137-06-22-001 / PIN 3670101000)

Emrick said this property was located in the Waccamaw Riverfront District (WRD). The Design Guidelines recommends the preservation of the eaves and simple nature of exposed brackets, rafter tails, flashing and trim. It further states if replacement parts are necessary to replace with features that match in design, construction, projection and materials.

Emrick said in 2012 Spann Roofing requested approval for the same type of roof replacement using a similar TPO membrane roof system and replacement of terracotta caps. The request for the TPO membrane was approved, but the replacement of the terracotta coping was denied. The roof was not replaced.

Emrick said given the consideration given to this matter at the 2012 CAB meeting, Staff recommended relying upon the established precedence of that meeting and decision.

Gary Watson with Horry County Maintenance said the roof would be not warranted as water tight with the terracotta caps left on the building. He said leaving the terracotta caps would be compromising the integrity of the building.

Griffith said the sheet metal coping would be a bronze color and not the white as stated in the application.

Emrick asked Watson if they had looked at any new products. Watson said they had, but you still could not waterproof under the caps. Watson said the method of attachment still would not permit waterproofing.

Clonts asked if there was no solution to sealing the roof with keeping the terracotta caps. Emrick asked if there were other materials other than sheet metal that could be used.

Watson said he could ask the manufacturers to design something that would be waterproof and bring it to the Solicitor for approval. The Board liked that idea. Watson said the method of attachment would still be an issue.
Pippin made a motion, seconded by Whitley, to table the request until the county came back with another method of replacing the roof to achieve what both the county wanted, and what the city wanted preservation-wise and that met current building codes. The vote in favor was unanimous. The motion carried.

IV. BOARD INPUT

Ulrich asked if the tree work being done on Elm Street at the old Massey house had been permitted. Emrick said it had.

Pippin said it appeared work was being done again at the Shrine Club before it came before the Board. Emrick said he would look into it.

Ivester asked about the awning/signage at Casey and Co. Emrick said he would look into it.

V. STAFF INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:50 p.m.

Approved and signed this 27th day of May, 2015.

George Ulrich, Chairman