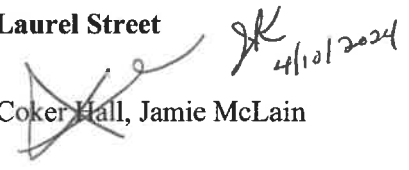


CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, March 27, 2024
Planning & Building Dept. Conference Room – 196 Laurel Street


JK
4/10/2024

- Present: Duc Watts, Gerry Wallace, McKenzie Jordan, Troy Roehm, Coker Hall, Jamie McLain
- Absent: Jacqueline Kurlowski, and Coker Hall
- Staff: Katie Dennis, Planning Concierge; Marcus Cohen, IT; Jessica Hucks, Planning Director
- Other: Kathy Ropp, Hillary Howard, Robert Lewis, Debbie Jenkins

I. CALL TO ORDER

Vice Chairperson Roehm called the meeting to order at approximately 4:04 p.m.

II. APPROVAL OF MINUTES

McLain made a motion to accept the minutes as written and it was seconded by Watts to approve the February 28, 2024 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. 1028 Third Ave (Spivey Building/ 300 Laurel Lofts):** The applicant, Robert B. Lewis, Third & Laurel LLC, requests final approval of a special tax assessment, for the property located at 1028 Third Ave (TMS: 137-02-02-029 | PIN 368-04-02-0071) in accordance with the City’s Preservation Tax Incentive Program.

Dennis stated that the applicant Robert B. Lewis, Third & Laurel LLC, has requested that the property at 1028 Third Ave (PIN 368-04-02-0071) be considered for final approval of a special tax assessment. The ordinance for the Preservation Tax Incentive Program can be viewed in the City of Conway Code of Ordinances, starting at *Section 1-5-50 Special tax assessment, created.*

The building is a three-story masonry building, built in 1936 by Doc Green Spivey, that replaced an earlier one-story structure on the same site that was “cheaply built” and deteriorating. According to the 1938 Sanborn Map, the Spivey building housed a store in the Third Ave facing portion while the rear of the building featured three additional bays including a restaurant and two smaller stores. Businesses that occupied the rear of the building included *Mrs. Grainger’s Lunch Stand* and a barber shop while *Scurry’s* occupied the main commercial space. The newspaper did not indicate what type of business *Scurry’s* was, only that it featured shelving on the first floor. Prior to the building’s construction, the first floor of the former building was used as a five and dime store, so it’s possible that *Scurry’s* was also a five and dime store. The building’s history is not well-documented until 1960 when *Banner Brothers Department Store* was listed as occupying the building as well as the *Art Barber Shop* at the rear of the building. By 1967,

Banner Brothers merged with *Leder Brothers Department Store* to become *Leder-Banner*. *Leder-Banner* remained in this location until at least 1980. *The Haberdashery*, a men's clothing store, occupied the building following *Leder-Banner* and various salons have used the rear portion of the building. While the windows have been in-filled, the building still retains much of its original appearance and layout with minimal changes occurring on the upper levels. It continues to serve as an example of downtown Conway's lasting commercial presence.

The applicant was granted preliminary approval in accordance with Article E of the City of Conway's General Code on September 8th of 2021 and was granted approval from Horry County Architectural Review Board (ARB) on September 21st of 2021. The renovations were completed in June of 2023.

Horry County has a similar ordinance, and Mr. Lewis has applied to the County's Architectural Review Board (ARB) for final approval but must be granted approval by the City's CAB first.

Renovations / work completed includes the following:

- Exterior masonry
 - point patch and infill and remove window brick infill
 - the brick infill at the windows will be removed and windows that are missing their soldier course lintels and/or rowlock sills will be reconstructed.
- Exterior granite
 - granite will be retained and refurbished as needed. Some repointing is likely necessary and will use matching mortar and tooling.
- Front façade – wood and trim repair
- Roof – a new roof system to be installed on the existing roof structure and slope (60 mil TPO membrane). Coping tiles will be repaired and retained.
- Exterior doors / entrances:
 - the double doors at the main entrance will remain and be refurbished as needed.
 - the west elevation door will be replaced w/ aluminum clad wooden storefront-style door w/ a large glass panel in a painted frame. A new bent aluminum plate awning will be installed over the door.
 - The northwest storefront door will be replaced w/ a salvaged wooden door. It will be one or two panels.
- Main storefront (3rd Ave side)
 - will likely remain as it appears. No substantial changes to occur, only minor repairs and repainting such as at the display window paneling.
- Storefront repair (Laurel Street side):
 - A new, more period appropriate door will be installed. The paneled sidelights will remain as will the transom.
 - The existing storefront display windows will be refurbished and retained. 3 new display windows will be installed south of the storefront in the in-filled former

openings. These will be similar to the existing storefront windows (rectangular direct set windows with a transom).

- Interior retail space (public space)
 - The current tenant (Mustard Seed Boutique) to remain in this space.
 - re-carpet floors
 - walls to remain sheetrock but the ceilings will be exposed to reveal the original pressed tin panels. Tin ceilings will be carefully removed and reinstalled at a slightly lower level to accommodate a structural ledger and fire rating between the first and second floors.
 - sprinkler line will run down the center of the ceiling and will be painted for minimal visibility.
- Windows
 - Building will feature aluminum clad six-over-six double hung windows as shown in the c.1940 photograph. The windows will feature double pane clear insulated glass.
 - Windows will have the historic rowlock sills reconstructed where they are missing.
 - 3 storefront windows at the west elevation will mimic the appearance of the Laurel Street storefront windows: direct set rectangular display windows with a transom above each.
- Exterior painting
 - The entire building will be repainted a grey color.
- Canopy on Laurel Street entrance (install)
- Electrical and Fire alarm
- Fire alarm system
- Sprinkler system
- HVAC
- Exterior lighting and lighting for retail space
- General conditions
- Design and construction fees

Total construction cost: \$1,761,866.44 exceeding the required 25% of the value of the structure.

Photographs and additional information has been provided in the packet.

The applicant was present. The board and staff discussed the request.

Jordan made a motion to approve the request as presented. McLain seconded the motion. The vote in favor was unanimous. The motion carried.

- B. 1506 Main Street (Hucks and Washington Furniture Company):** The applicant, Brandon Kimball of Hucks and Washington, is requesting approval to repaint the exterior walls for the building, located at 1506 Main Street (338-11-02-0042).

Dennis stated that the applicant was unable to be in attendance and requested to defer the item to the next meeting.

Wallace made a motion to defer the item to the next meeting. Watts seconded the motion. The vote in favor was unanimous. The motion carried.

- C. **607 Main St (The Brigman Company):** The applicant, Tyson Sign Company, is requesting approval of the installation of a new wall sign for the business located at 607 Main St (PIN 338-13-03-0032).

Dennis stated that the applicant is requesting approval of a new wall sign for the business located at 607 Main Street.

The proposed sign measures **8' 4" (W) X 3' 2" (H), totaling approximately 26 sq. ft.** The wall the sign is to be affixed to measures **12' (w) x 15' 4" (H), totaling approximately 183.69 Sq. Ft.** allowing for approximately **27 sq. ft max (15% max).** The sign will be dimensional with ¼" aluminum plate letters.

The proposed sign was previously approved at the February 14th CAB meeting. However, the business owner is requesting a change of background color to give more of a dimensional appearance. The size of the sign and the type of materials are the same. The sign plate background color is the only change for this proposal.

The proposed size of the sign is compliant with the UDO.

Renderings are included in your packet.

The applicant was present. The board and staff discussed the request.

Jordan made a motion to approve the request as presented. McLain seconded the motion. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

None

V. BOARD INPUT

Jordan asked staff to explore time period specific muntin requirements in the next Historic Design Review Guidelines rewrite.

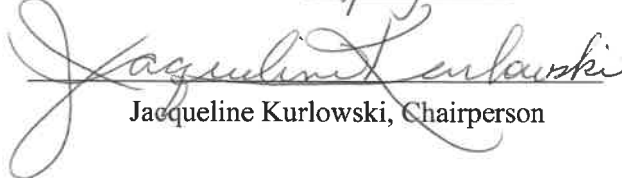
VI. STAFF INPUT

Dennis gave an update on the Crooked Oak Tavern awnings, art deco and plant questions the board previously had.

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:13 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 10th day of April, 2024.


Jacqueline Kurlowski, Chairperson