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MAYOR PRO TEM
Larry A. White



COUNCIL MEMBERS
Amanda Butler
William M. Goldfinch IV
Julie Hardwick
Beth Helms
Justin D. Jordan

**PLANNING DEPARTMENT
CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
Wednesday, January 24, 2024 | 4:00 P.M.
Planning & Building Department – 196 Laurel Street**

I. CALL TO ORDER

II. APPROVAL OF MINUTES (January 10, 2024)

III. ELECTION OF OFFICERS

IV. CERTIFICATES OF APPROPRIATENESS

- A. 1101 4th Ave (Stella's Ice Cream):** The applicant, Keith Powell of Stella's Ice Cream, is requesting conceptual review of a new walk in freezer for the business located at 1101 4th Ave. (PIN 367-01-01-0032).

V. PUBLIC INPUT

VI. BOARD INPUT

VII. STAFF INPUT

VIII. UPCOMING MEETINGS

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
Board of Zoning Appeals (BZA)	January 25, 2024	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Planning Commission (PC)	February 1, 2024	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
City Council	February 5, 2024	4:00 p.m.	Council Chambers	229 Main St.
Community Appearance Board	February 14, 2024	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

IX. ADJOURN

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 10, 2024
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Duc Watts, Jacqueline Kurlowski, Gerry Wallace, McKenzie Jordan

Absent: Coker Hall, Troy Roehm, Jamie McLain

Staff: Jessica Hucks, Planning Director; Anne Bessant, Planning Assistant; Charlie Crosby, IT, Mary Catherine Hyman, Deputy Administrator, Brandon Harrelson, Public Works Director

Other: Keith Powell, Hillary Howard, Brian Von, Bridget Stalvey, Kelly Kise, Johnson Nye, David Nye, Marshall McMillan, Susan McMillan

I. CALL TO ORDER

Chairperson Kurlowski called the meeting to order at approximately 4:00 p.m.

II. APPROVAL OF MINUTES

Wallace made a motion to accept the minutes as written and it was seconded by Watts to approve the December 13, 2023 minutes. The vote in favor was unanimous. The motion carried.

III. CONCEPTUAL REVIEW

A. 1101 Fourth Ave. (Stella's Ice Cream): The applicant, Keith Powell of Stella's Ice Cream, is requesting conceptual review of a new walk in freezer for the business located at 1101 4th Ave. (PIN 367-01-01-0032).

Hucks stated that the applicant is requesting conceptual review of a new walk in freezer for the business located at 1101 Fourth Ave. (PIN 367-01-01-0032).

The applicant, Keith Powell of Stella's Ice Cream, is requesting conceptual review of a new walk in freezer for the business located at 1101 4th Ave.

The proposed freezer is to measure 7' (W) X 25' (L) X 8' (H). The total sq. ft. would be 175 sq. ft. The freezer will be silver but the applicant proposes to paint the freezer white to provide a more discreet look.

The freezer is proposed to be 1' off of the existing building which would result in approximately 4' of the freezer to be seen from the Laurel street side of the building. However, since the structure would be considered an accessory structure Section 5.2.1.B of the UDO accessory structures are to be located in the rear and side yard only and must maintain a 5' building separation from other accessory structures as well as the primary structure.

With the newly adjusted position of the structure having to be 5' from the principle structure the result will be 6' of the freezer showing and to be seen from Laurel St.

The applicant provided a picture of a freezer that is similar to the one they have purchased. The picture provided shows a different color freezer, staff's understanding is that the freezer is silver not the off white as depicted in the picture provided.

Section 5.2.1.B (6) limits the type of materials that can be used for construction of accessory structures. Staff would like to have a detailed spec sheet provided by the applicant on the exact model that is being purchased to verify material types.

Renderings are included in your packet

Being this was a conceptual review the board did not make a motion but did request the applicant to adjust their plan to attach the freezer to the building, paint the freezer white to match the building and explore the option of a wing wall to help disguise the freezer.

IV. CERTIFICATES OF APPROPRIATENESS

A. Scarborough Alley (Public Restrooms): The applicant, City of Conway, requests approval of proposed signage for the Public Restrooms, located in Scarborough Alley (367-01-01-0008).

Hyman stated the applicant, City of Conway, requests approval of proposed hanging bracket sign for the Public Restrooms located in Scarborough Alley.

The proposed hanging bracket sign is to measure **22" (H) X 30" (W)**, totaling **4.6 Sq. Ft.** The hanging bracket sign will be mounted a minimum of **11'** from the top of the sidewalk to the bottom of the sign. The sign will be a double sided routed HDU sign with a green background and white lettering to say "Public Restrooms". The Sign will also include the City logo and will be similar to the sign located at 196 Laurel St. The bracket will be a scroll black mount that will be similar to those located at 204 Elm St.

The proposed size of the sign is compliant with the standards of the UDO for hanging bracket signs.

The applicant board and staff discussed at length.

Jordan made a motion to approve the request with the condition that the applicant could include additional signage that would match the proposed signage and could include an arrow for directional assistance on the Laurel St side, if needed. The motion was seconded by Wallace. The vote was unanimous. The motion carried.

B. Kingston St. (Parking Lot/ERF): The applicant, City of Conway, is requesting approval of proposed parking lot improvements, newly constructed ERF, and gateway sign on Kingston St. (PIN 367-01-01-0032).

Hyman stated The applicant, City of Conway, is requesting approval of parking lot improvements, a newly constructed ERF, and gateway signage at the property located on Kingston St.

Council has had discussions in the past about the City-owned parking lot located behind Jerry Cox being in disrepair and therefore under-utilized. As this area grows, so does the need to improve this parking area.

In 2022 the Riverfront and Downtown Master Plan provided a conceptual design for gateway development at the corner of 4th Avenue and Kingston Street. As stated in the plan, "crossing the Kingston Lake on 4th Avenue and entering downtown, a bare city parking lot greets visitors and residents. This is a well-traveled road into the City of Conway and downtown and should reflect the City's commitment to design."

Per recommendations from the plan, City staff has been working with Hanna Engineering to create a design that:

- reconfigures the parking for safety
- provides a fun new gateway sign to anchor the parking lot
- adds lighting and landscaping to beautify and create a safer space
- adds another ERF to clean up the area
- creates a connection between downtown and the river
- upgrades sidewalks

The City was recently awarded the MASC Hometown Economic Development Grant to construct the ERF, which will also act as a gateway sign. The parking lot construction will be covered by Hospitality funds.

Renderings are included in your packet

The applicant, the board, staff as well as many public members spoke to the proposal, concerns, and requests for changes at length.

Wallace made a motion requesting the applicant to adjust the plan to show alternate landscaping within the sidewalk section closest to the building, provide a better connection from the interior sidewalk to the existing sidewalks on Fourth Ave, lower the height of the Conway sign portion for the design, move the curb cut entrance closer to the center of the parking lot for traffic congestion relief, and on behalf of the public a plea to explore other city properties for possible relocation of the dumpster. The motion was seconded by Watts. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

None

VI. BOARD INPUT

None

VII. STAFF INPUT

Hucks advised the board that Election of Officers would be on the next meeting agenda.

VIII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 5:14 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this _____ day of _____, 2024.

Jacqueline Kurlowski, Chairperson

DATE: January 24, 2024
ITEM: IV.A

ISSUE:

1101 4th Ave (Walk in Freezer): The applicant, Keith Powell of Stella's Ice Cream, is requesting approval of a new walk in freezer for the business located at 1101 4th Ave. (PIN 367-01-01-0032).

BACKGROUND:

The applicant, Keith Powell of Stella's Ice Cream, is requesting approval of a new walk in freezer for the business located at 1101 4th Ave.

The proposed freezer is to measure 7' (W) X 25' (L) X 8' (H). The total sq. ft. would be 175 sq. ft. The freezer will be silver but the applicant proposes to paint the freezer white to provide a more discreet look.

At the January 10th meeting the applicant board and staffed discussed the proposed location of the freezer. After discussions the applicant decided to attached the freezer to the existing building.

With the newly adjusted position of the structure. The proposed freezer will project past the side view of the building by about 1 foot.

The applicant provided a picture of a freezer that is similar to the one they have purchased. The picture provided shows a different color freezer, staff's understanding is that the freezer is silver not the off white as depicted in the picture provided.

Renderings are included in your packet

APPLICABLE STANDARDS:

City of Conway Unified Development Ordinance

- Section 6.3.7- Central Business District

Historic Design Review Guidelines

- Chapter B, Section 3:3.4- The Downtown Environment
- Chapter B, Section 4:4.6- New Commercial Additions

STAFF RECCOMENDATION:

Staff recommends the board review the proposal carefully and give feedback.



City of Conway
Community Appearance Board
APPLICATION / CERTIFICATE OF APPROPRIATENESS

Staff Use Only

Received: _____
BS&A #: _____

City of Conway Planning Department
196 Laurel Street, 29526

Phone: (843) 488-9888
Conway, South Carolina

www.cityofconway.com

Property Address: 1101 4th Ave		PIN#: 36804020096	
Review Request: <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	Project Type: <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> New Construction <input type="checkbox"/> Signs <input type="checkbox"/> Landscape <input type="checkbox"/> Color Change	HDRD:	Meeting Date: 1/24/24
Property Owner: Kingston Junction LLC		Daytime phone:	
Agent: Keith Powell		Daytime phone: 843 450 5411	
Agent's mailing address: 1723 Mineral Springs Rd		Agent's e-mail address: 843 450 5411	
City: Conway		State: SC	Zip Code: 29527
Agent's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Broker <input type="checkbox"/> Other			
Value of Project (As noted on Building Permit): \$			
In your own words, describe what you are requesting:			
Ref/Walk in freezer on back of building. Freezer will be attached			
to building. Unit will be painted white to match building. A 4-5 foot white vinyl fence 6' tall			
at end of bump out on plan if the freezer is to be visible from Laurel St			

Submittal Requirements: (See attached CAB Requirements) ***Digital copies of all supporting materials must be submitted along with two hard copies: <input type="checkbox"/> Zoning approval obtained and/or initial TRC review completed <input type="checkbox"/> Completed CAB application <input type="checkbox"/> Two (2) copies of all relevant information (As deemed necessary by CAB and/or Planning Director) <input type="checkbox"/> Site plans illustrating of existing structures and proposed new structures and/or additions <input type="checkbox"/> Landscape plans illustrating the location of existing landscaping and proposed new landscaping;	<input type="checkbox"/> Building designs and facade drawings of the front, sides, and rear of all proposed new structures and/or facades proposed to be renovated; <input type="checkbox"/> Plans for existing signage and proposed new signage; <input type="checkbox"/> Color samples of paint, brick, shingles, siding; <input type="checkbox"/> Topographic surveys; <input type="checkbox"/> Tree surveys; <input type="checkbox"/> Lighting plans; <input type="checkbox"/> Specifications for miscellaneous architectural elements (lighting fixtures, hardware and finishes, etc.)
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I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than ten(10) days prior to the meeting date. The Community Appearance Board meets the second and fourth Wednesday of each month at 4:00 P.M. in the Building & Planning Department, 196 Laurel Street. I understand that it is my responsibility to obtain all necessary approvals from other city departments, and that all zoning requirements must be satisfied prior to the project's being placed on a Community Appearance Board agenda. A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.

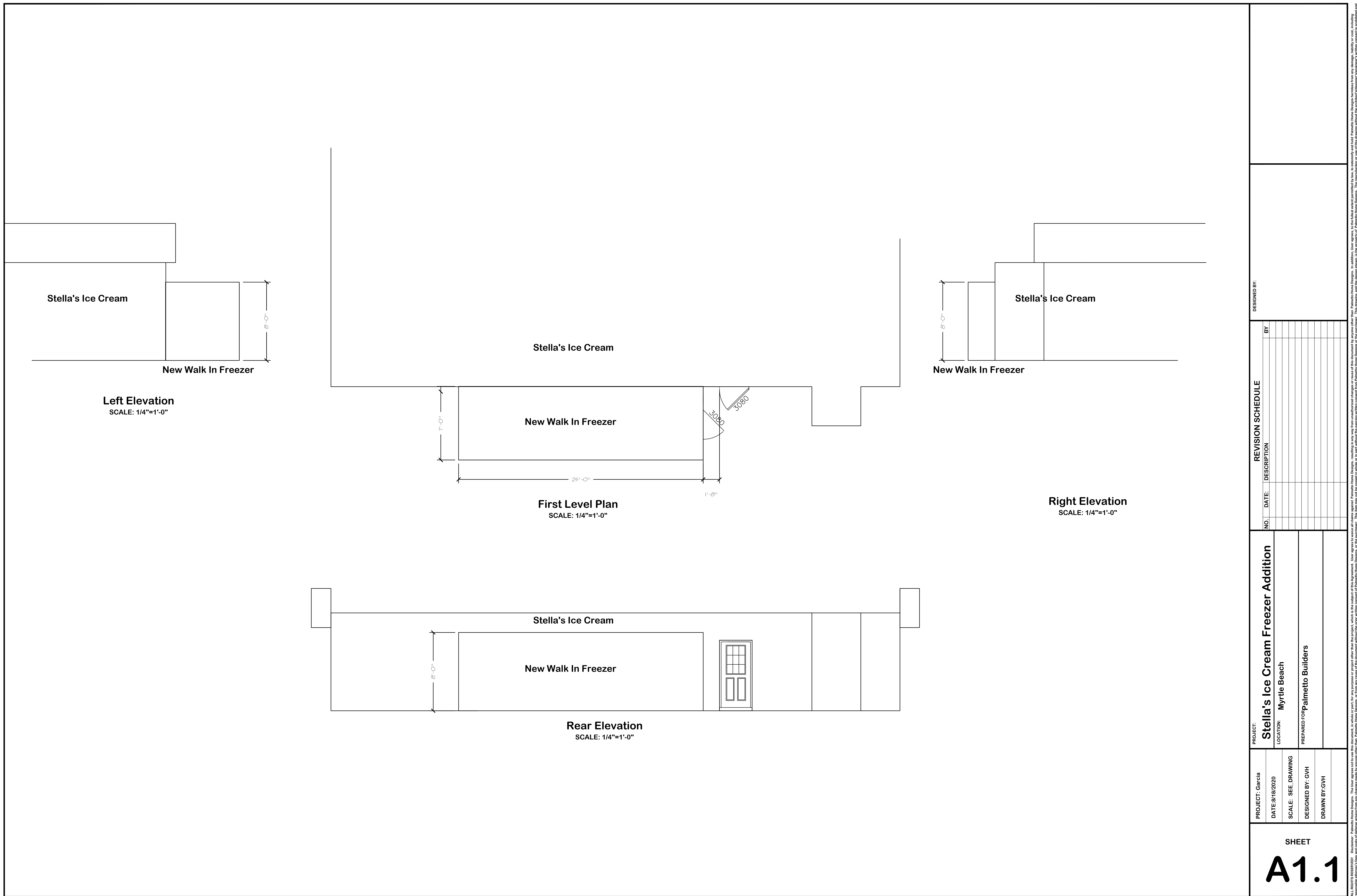
Applicant's signature: Keith Powell date: 1/12/24

Print name legibly: Keith Powell



Stella's
HOMEMADE
ICE CREAM





1. Floor Division: An expression line clearly delineating divisions between floors of a building shall be incorporated into the front façade. For flat roofs, a cornice line shall be incorporated to delineate the top of the façade.
2. Utility Equipment: Electrical boxes, communication equipment and all other mechanical or utility equipment shall locate on the side or rear of the building and not visible on the front façade. All refuse storage areas shall be located to the rear or side yard of the property and screened with a finished exterior surface.
3. Transparency: Each floor of a building façade facing a street, park, or plaza shall contain transparent windows.

D. Architectural Design Standards

Depending on the location of the proposed development, the Planning Department or CAB will ensure compliance with the architectural design standards that are identified in Section 6.3.1.

6.3.7 Central Business District (CBD)

A. Active Commercial Street Frontage Preservation.

In order to preserve vibrancy and activity along the CBD's street frontages and limit uses that do not operate on a daily basis and add to the street life of the area, the following use types are permitted to occupy storefronts within the district, which is defined as the front (or façade-facing) ground level floor space of a building fronting a street in the CBD. This front ground level space must maintain an open interior space in the front of the unit which is equal in depth to the interior width of the building. The depth shall be measured from the plane of the front façade, not the entrance door. In the event that multiple storefronts are used in combination for a development, this calculation shall be the greatest width of the individual storefronts used, not the total width. This interior space shall be open to the public and used as lobby space, gathering space or other approvable commercial spaces as follows: [Amended ZA2021-06-21 (B)]

- All Professional Services uses, as listed under Section 4.2(G) that are shown as permitted use in the CBD District.
- All Neighborhood Commercial uses, as listed under Section 4.2(H) that are shown as permitted use in the CBD District.
- All Highway Commercial uses, as listed under Section 4.2(I) that are shown as permitted use in the CBD District.
- Police or Fire Stations.
- Public Libraries or Museums.
- Theaters.
- Grocery Stores, subject to the conditions provided in Article 5.

All other uses permitted or conditional in the Central Business District may occupy the rear space of the building or upper levels.

B. Requirements for Dwellings.

Dwelling units in the CBD District shall provide complete, independent living facilities for one or more persons, which include provisions for living, sleeping, eating, cooking and sanitation. [Amended ZA2021-06-21 (B)]

C. Architectural Design Standards

All new or infill developments within the Central Business District are required to follow City of Conway's "Historic Design Review Districts: Community Appearance Guidelines".

B COMMERCIAL HDRD HISTORIC DESIGN GUIDELINES

Chapter 3 BASICS OF TRADITIONAL COMMERCIAL BUILDINGS

3.4. The Downtown Environment

Downtown is a highly structured architectural environment where it is important to understand the concepts and traditional application of density, set back, building heights, horizontal continuity of building elements and reserving the sidewalk as the "pedestrian hallway."

Density

The downtown environment is dense, regardless of overall community size or how large the central business district is in proportion. Density lends close proximity for the uses, structures, and lifestyle choices of residents and business persons who frequent their downtown. Density helps businesses succeed because it provides continuous and contiguous points of interest.

As a downtown grows and becomes more dense the blocks of buildings can have a layered effect on the perception of the patron or visitor with more interesting buildings continuing around a corner, and larger buildings being in the blocks further from the perceived center of the area. This progression in density is reflected in scale and/or height.

Setback

Traditionally, downtown buildings are built right to the edge of the sidewalk ("zero-lot-line construction") and to the edges of their property boundaries to which commercial structures share adjoining, or "party," walls. New buildings set back varying distances from the front or side property lot lines can offset the rhythm of the "wall" of businesses along the street. If there are existing gaps caused by a variation on building setback these can be filled with landscaping, outdoor seating, or other visually interesting and functional amenities to continue perceived building edge (see below).

APPROPRIATE:



Conway, 2009

INAPPROPRIATE:

(Note: distance to building edge is filled with landscaping feature.)



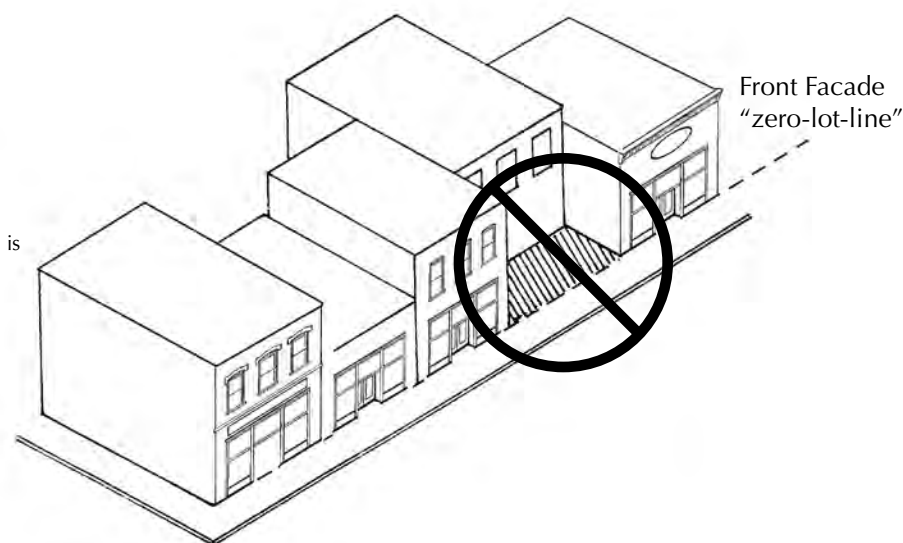
JB-a Photo Archives



Conway, 2008

The traditional commercial architectural environment in the heart of Conway's central business district (Downtown National Register Historic District - shown above) along with the blocks of 3rd and 4th Aves. from Kingston to Elm Streets, allow for high density. Buildings physically share "party" side walls and are built to the edge of the sidewalk. This creates a context that defines the downtown environment.

Fig. 2.6: Example of Improper Setback in Downtown



3.4. Downtown Environment (continued)

Building Height

Building height is most important when dealing with infill construction (if for an unfortunate reason a building is lost or there is a vacant lot) and potential building additions (see Section B, 4.6 “Rooftop Additions”). Generally, building height in a traditional downtown, or in individual districts within an area, reflects structures built about the same time in block groupings. Corner buildings are often considered anchors and may have a bit more mass and therefore height. Therefore, the downtown environment has block faces that are generally harmonious in building height and floor alignment. Heights out of scale with the average height originally intended can become inappropriate.

Controlling building height is not meant to prevent new development of greater density or limit building height in downtown. The concept of “height progression” contributes to the downtown’s sense of place and wayfinding for the user. It is important to be able to stand in a central place within a downtown (perhaps from a landmark such as the front of City Hall), look out and see a general progression of building heights from this vantage point. The progression of larger buildings behind the earlier, smaller buildings, or built further down auto corridors will give a sense of order. Keeping in mind progression in scale will allow Conway’s built environment to be experienced from the heart of the district outward.

Significant smaller, historic buildings should not be visually blocked or overwhelmed by buildings or additions. National Register buildings should especially weigh the importance of height and scale to historic significance.

Infill opportunities on vacant lots are available in many areas throughout downtown Conway. Current zoning allows new / infill construction in the CBD up to 60-feet (average height, measured from finished grade), however existing historic construction (see Fig 2.8) establishes a precedent to which new building height may be considered. Higher, dense new construction might be appropriate as infill in the “civic” blocks around the courthouse (or along the outlying Fourth Ave auto corridor, Core Commercial zoning district) with views to the river and into downtown as well as expanding the commercial district. The Community Appearance Board will review infill development in the CBD and consider whether the proposed development is consistent with the height limitation for the zoning district, as well as the surrounding area and buildings. Amended 9-20-2021 [ZA2021-09-20(E)]

With historic precedent (surrounding context) and engineering, one-story buildings may be structurally feasible to add second floors (see Section B, Chapter 4.6 “Additions”).

Fig. 2.8: Examples of Traditional Building Height in Conway



Existing buildings establish a precedent for building heights in downtown Conway (3rd Ave. above left). A precedent for three-story infill on one downtown block (perhaps four-stories would work visually) can be in scale if constructed near to, or neighboring taller structures (illustrated example between the two buildings at the left), while most blocks of Conway’s Commercial HDRD buildings remain one- or two-story (above right, also see Fig 2.6). High parapets on upper facades can bring the height of a one-story building to almost two stories. CAB will review building height of new infill development for consistency with the height limitation of the zoning district, as well as the surrounding area and buildings.

4.6. New Commercial Additions

When constructing an addition to a historic downtown building, it is important to realize that most historic buildings cannot support additions. Reasons are both physical and philosophical in the architecturally valuable downtown commercial historic district. Generally the historic downtown environment, with “zero-lot-line” construction and pedestrian-scaled sight lines, does not allow room for many additions. Adding major building features, much like removal of small features, has the potential to degrade the historic downtown environment.

Keep Additions in Context

- 4.6.1 If additional square footage is necessary, designing the new addition to the rear of the structure is preferred to adding another story, if space is available to the rear of the building.
- 4.6.2 Inset new walls in from the original corners and do not evenly extend roof planes when framing additions from off rear or sides of the building, allowing the original form of the historic structure to be “read.”
- 4.6.3 Ensure that the characteristics of additions embody those of the original architecture (massing, height, rhythm of openings and general type of materials), with the goal of complimenting, without exact replication of existing buildings or structures in the adjacent downtown area.

Rooftop Additions

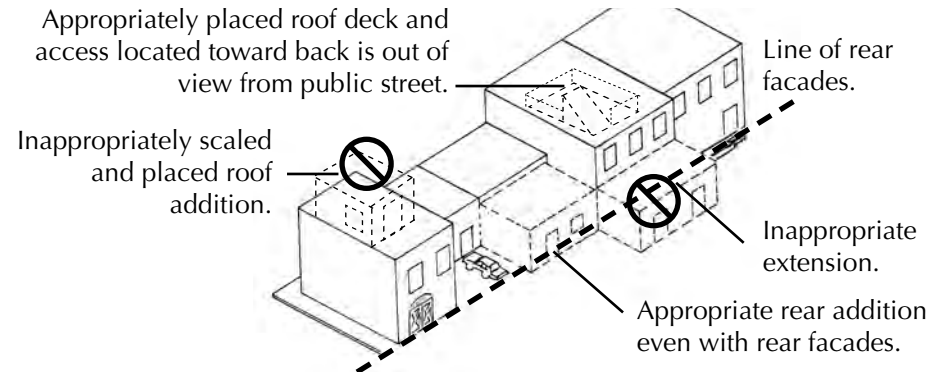
Adding to roof areas can be a functional way to increase space or add living space to residential rehabilitations downtown. Decks, obscured visually by building parapets, are the most common form of roof addition as they are low and mainly “reversible” to the original building form.

Appropriate

- 4.6.4 Ensure deck additions do not adversely alter water run-off and ensure loads are positioned over load-bearing interior support.
- 4.6.5 If small rooms, decks, cupolas, skylights, mechanical or egress structures are added to roofs, ensure they are not readily visible from public streets, prominent pedestrian viewpoints, or scenic vistas. (The CAB may require illustrations showing the additions as they would be seen from other areas and will suggest the appropriate scale of additions.)

A building’s structural integrity and the height, scale and massing of surrounding buildings are paramount when determining whether a building can support an addition. Additions should match materials, and in size and scale relationships. Being able to differentiate the new from the old, however, is important. **To ensure compatible building design in the commercial areas and corridors of the Conway Historic Design Review Districts, all new additions should follow all of Section B, Chapter 4 “Commercial Architectural Guidelines” when project scopes cross over.**

Fig. 2.28: Examples of New Rear and Rooftop Additions



(Right) An appropriate addition to the roof of a previously one-story, one-part commercial bldg. in the Commercial HDRD, not located in the Downtown National Historic Register District. The original parapet line of brick was retained with a change of materials above to show where old ends and new begins. Balcony was stepped back from the front parapet.



Inappropriate

- 4.6.6 If adding full floors as additions do not visually make the building look “seamless.” This permanently alters the original building form. It is required that a visual separation of material and style is made.
- 4.6.7 Do not add through roofs just for the interior aesthetics of expanding interior ceiling height.
- 4.6.8 Do not remove important structural members to gain new roof access.

Adding Balconies

Upper facade balconies, over sidewalks, are not a historic feature of downtown Conway. Individual balconies on public street facades are discouraged in the historic design review districts today. Adding a balcony to an existing building necessitates an upper door be added, or window to be used as a "door," and this is unacceptable treatment of a building in a historic district. Original construction generally was not designed to bear bracing and weight of upper floor balconies. Support columns to the sidewalk may only be permitted in the case of existing upper doorways and substantiated historic research of the balcony as an original feature. Additional CAB review for scale and style will be required.

Appropriate

- 4.6.9 Small "Juliet balconies" off rear or non-public elevations and roof decks on neighboring buildings accessed from upper floor windows may be possible only if windows are tall enough or original upper floor door openings exist. Construction must be reversible.
- 4.6.10 If upper door openings do exist, research potential historic balcony and re-construct historic balcony from historic photographs and documentation.

Adding Porches, Stairs & Patios

Buildings that require stairs, steps, or porches that were designed originally to the building will be apparent in the building form. Simply follow the original intent. Outdoor patios (at ground level on private lots) allow for versatility of dining experiences. Greenspace or vacant lots to the side or behind buildings may require easements for businesses to share use. **"Side-walk dining" on public property, streets or alley-ways is a code issue.**

Appropriate

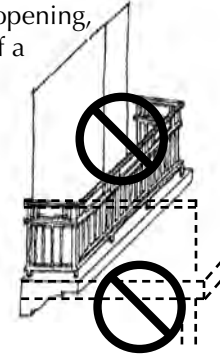
- 4.6.15 If necessary, add staircases (or fire escapes) to rear facades from existing window openings using a simple design with plain balusters (wood or metal square balusters painted or stained finish and spaced per codes).
- 4.6.16 Add handicap ramps or features, if needed, at rear facades, using wood with a plain rail and incline set to ADA standards. (See Section B, Chapter 4.1 "Doors" for more information on alternatives.)
- 4.6.17 Infill, storefront "facade-patios" may be constructed if NOT replacing historic storefronts and design approximates traditional openings.

Fig. 2.29: Illustrated Balcony Types

French or "Juliet" balcony fit into an appropriately scaled existing rear/side opening.



Widened opening, addition of a shallow or extended balcony.



Constructing or extending balconies where none existed is not allowed in the CBD. They may be possible for an upper floor off a rear or non-public facade if tall enough openings exist. Constructed to fit into window openings must be reversible.

Inappropriate

- 4.6.11 Do not construct or extend balconies (including sidewalk "sheds") from front or side facades where none originally existed.
- 4.6.12 Do not cut new doors into upper facades or widen existing openings.
- 4.6.13 Do not extend new columns to a public sidewalk to support new balconies over a public sidewalk.
- 4.6.14 Do not construct braces or cantilever systems back into an existing building.

Fig. 2.30: Appropriate Patio Examples on Private Commercial Property



A new courtyard created from a vacant lot. Brick walls of appropriate height and openings continue contextual structural street frontage in front and rear.



A front dining patio created at an adaptive re-use of a service station with setback, preserving the original character of service bays.



A non-historic, in-fill facade with contemporary design contains a mid-block storefront-patio (with full-opening storefront). Facade is built to the property line.

Inappropriate

- 4.6.18 Do not add porches or staircases on front or side facades where none originally existed.
- 4.6.19 Do not intentionally remove historic storefronts, facade materials or facades to create an open "facade-patio."