

**HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION MEETING**

**Wednesday, April 22, 2020 at 2:30 PM
1301 Second Avenue
Conway, SC 29526**

MEETING AGENDA

- I. Call to Order**
- II. Invocation & Pledge of Allegiance**
- III. Minutes**
 - A. Approval of Minutes from February 18, 2020 meeting
- IV. Public Input**
- V. Old Business**
 - A. Amendments to Zoning Ordinance, Article XVII
 - B. BAR By-Laws
- VI. New Business**
 - A. Special Tax Assessment, Darden Jewelers, 807 N. Kings Hwy., Myrtle Beach
 - B. Special Tax Assessment, Holiday Shores Motel, (Tawana Motel), 7501 N. Ocean Blvd. Myrtle Beach
 - C. Special Tax Assessment, Edward's 5¢ - 10¢ - \$1.00 Store, 819 N. Kings Hwy., Myrtle Beach
 - D. Historic Marker Program
 - E. Amendment to Zoning Ordinance Articles V and VII
- VII. Board Discussion**
 - A. Special Tax Assessment, 701 Laurel Street, Conway
- VIII. Announcements**
 - A. High School Video Contest
 - B. Legacy Business Update
 - C. Next Meeting – to be determined

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
February 18, 2020 Meeting**

The Horry County Board of Architectural Review met on Tuesday, February 18, 2020, in Multi-Purpose Room B of the Horry County Government and Justice Center at 1301 2nd Avenue in Conway, SC. The following Board members were present: Jamie Thompkins, Wink Prince, Joel Carter, Sam Dusenbury, Brenda Long, Gerry Wallace and Bill Strydesky. Board members not present: David Stoudenmire Jr. Staff present: Lou Conklin, Leigh Kane, and Darra Hucks. Visitors present: Paul Hickman, Frances Hickman, Lonnie Hickman, Marvin Hickman, Susan Platt, Carlisle Dawsey, Ben Burroughs, and Fred Richardson.

In accordance with the SCFOIA, notices of the public meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

- I. Call to Order** – Chairman, Jamie Thompkins called the meeting to order at approximately 2:30 PM. There was a quorum present.

- II. Invocation** – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.

- III. Approval of Minutes** – Chairman Thompkins asked the Board to review the minutes from the November 19, 2019 meeting. Vice Chairman Wink Prince asked that a correction be made in the minutes under Special Tax Assessment, 2 Year Review - 701 Laurel Street. He asked that the second sentence be corrected to read, “Neither the applicant nor agent were present to provide evidence for the two year review and extension.” Mr. Bill Strydesky made a motion to approve the November 19, 2019 minutes with the correction to the second sentence under the 701 Laurel Street Special Tax Assessment. Mrs. Brenda Long seconded the motion, and the vote to approve carried unanimously. Chairman Thompkins asked the Board to review the minutes from the January 21, 2019 meeting. Vice Chairman Prince made a motion to approve the January 21, 2019 minutes, and Mr. Gerry Wallace seconded the motion. The vote to approve carried unanimously.

- IV. Public Input** – Chairman Thompkins asked the two new board members to introduce themselves to the Board. Mr. Carlisle Dawsey introduced himself first, and Mrs. Susan Platt followed behind him. There was no further public input at this time.

V. Old Business

- A. Amendments to Zoning Ordinance, Article XVII** – Mrs. Lou Conklin presented the updated changes to the proposed Zoning Ordinance that were requested by the Board at the last meeting. Mr. Joel Carter questioned the amount of work and effort that will be required by the appointed committee to create a historic district. Chairman Thompkins also questioned the amount of work and effort that the committee would be required to do, along with what capacity of work staff would be doing. Mrs. Conklin explained that it would be feasible for staff to help with the workload of creating a historic district. Mrs. Conklin asked the Board if they would like to add a seventh requirement under section 1706.5 in the Zoning Ordinance, allowing for the Board to employ outside consultants as necessary when creating a historic district. Mr. Strydesky asked for Mr. Ben Burroughs to give some feedback on the language addition to this section of the Zoning Ordinance. Mr. Ben Burroughs introduced himself, and explained that he was at a disadvantage on giving input, because he has not read the proposed Zoning Ordinance. The Board explained that they are trying to come up with a mechanism in the ordinance to make historic districts. Mr. Burroughs stated Horry County Archives Center at Coastal or a student intern could possibly help with this work, but it would not be a quick turnaround. Chairman Thompkins expressed that he liked Mr. Burroughs' comments, and he would like to take advantage of the mentioned resources in this area to help with the efforts of creating historic districts. Mr. Wallace recommended a phrase to be added to the ordinance that says "The committee may call upon outside agencies for assistance; payment may be made to these agencies if the budget allows." There was further discussion about the historic district section of the ordinance. Mr. Strydesky asked if anyone from the public could come to the Board and request their property become a historic district. Mrs. Conklin explained that in previous cases, the public did come in to inquire about their properties becoming a historic district, but those cases failed to meet criteria. Mrs. Long asked when the resolution for the ordinance could go before County Council, and Mrs. Conklin stated all changes must be made to the ordinance prior to the Board voting on the ordinance at the March BAR meeting. Then, the resolution could go to County Council. Staff recommended deferral because the County Attorney needs to review the ordinance. Mr. Strydesky made a motion to defer voting on the Zoning Ordinance to the March BAR meeting. Mr. Carter seconded the motion, and the vote carried unanimously.
- B. BAR By-Laws** – Mrs. Conklin stated the changes to the BAR By-laws were to update the new name of the board. Staff recommended deferral because the County Attorney needs to review the by-laws. Mr. Prince made a motion to defer the vote on the BAR By-laws to the March meeting, and Mr. Dusenbury seconded the motion. The vote to defer carried unanimously.

VI. Board Discussion

- A. **Historical Marker Program** – Mrs. Conklin stated the Plane Crash marker has been finalized and is going before County Council to obtain funds. Mr. Ben Burroughs, representative of the Horry County Historical Society (HCHS), introduced himself, and explained that the Board and the HCHS work together to prepare historical markers within the County. Mr. Burroughs stated he has done some research about other markers throughout other counties and states. He shared his proposition of creating Horry County Historical Society’s own marker program, and he presented an example of the markers that the program will offer. Mr. Strydesky asked how the Board would be recognized on the marker. Mr. Burroughs explained whatever party pays for the marker will be recognized as a sponsor at the bottom of the sign. Chairman Thompkins and Mr. Burroughs discussed how this new marker program could become a much easier process for placing markers within the County, instead of using the state approved historic marker program. Chairman Thompkins asked the Board to think about this proposal and be prepared to vote at the next meeting on what route they would like to take moving forward with historical markers.
- B. **Special Tax Assessment 701 Laurel Street** – Mrs. Conklin reported the applicant submitted receipts and the applicant has spent the required 25% or \$69,625.00 needed to obtain an extension. She also reported the applicant has pulled building permits from the City of Conway in excess of this amount and has produced billing receipts in excess of \$200,000.00 for the two year time period. Mrs. Conklin stated that staff has given the applicant a three year extension that expires in April of 2022. Chairman Thompkins had Mrs. Conklin present slides showing homes in downtown Conway in comparison to the applicant’s home. Mr. Thompkins stated the address lettering that has been placed on the home at 701 Laurel Street is not appropriate in comparison with the other homes in Conway that were built during the same time period. Mr. Thompkins also explained the Board must become more aware of what the applicants of special tax assessments are proposing, and the Board must be more specific with conditions of special tax assessments. Chairman Thompkins asked that there be a vote at the March meeting to decide if the address script on the home should be changed. Mr. Wallace stated the address does not bother him as much as applicants using the funds towards new construction versus historic preservation. Mrs. Conklin clarified that applicants are allowed to conduct new construction based on how the ordinance is written, and the Board cannot change the ordinance because it is not a BAR ordinance. Mrs. Leigh Kane proposed that the Board schedule visits to walk through these properties prior to preliminary approval and during the two years while the applicants are working on the property versus waiting until the work is completed. Mrs. Kane asked the Board to direct staff in a way that will

create a process to prevent issues in the future over work on special tax assessments. The Board asked Mrs. Conklin to email the original application for 701 Laurel Street to them prior to the next meeting.

- C. **Special Tax Assessment Subcommittee** – Chairman Thompkins asked to create a subcommittee for special tax assessment cases that would include himself and at least one architect. Chairman Thompkins and Mr. Strydesky volunteered to be on the subcommittee, along with Mrs. Conklin. Gerry Wallace and Joel Carter would also be on the subcommittee, with Mr. Wallace covering the Conway area and Mr. Carter covering the Myrtle Beach area. Mrs. Conklin presented sample forms for the application process, and asked the Board to determine what the application process should include. Mrs. Conklin also asked the Board to return any comments about these forms to her within two weeks. The Board agreed with staff that a memorandum of understanding pertaining to tax assessment cases should be made. The Board requested this be a priority and to have a copy ready for a vote at the March meeting. Mrs. Conklin indicated she would email a copy of the Darden Jewelers special tax assessment application that will be before the Board at the March meeting.
 - D. **Huger Park** – Mr. Prince explained the status of Huger Park and his experience at the conceptual workshop meeting on the park. Mr. Prince touched on the background regarding Huger Park and some of the ideas that were generated during the meeting for development of the park. Mrs. Conklin presented a visual of the conceptual layouts and asked the Board to contact her with any feedback on the park.
- VII. Announcements** – Mrs. Conklin reported the SHPO Conference is April 17, 2020, and she reminded the Board about the deadline for nominations for the Historic Preservation Awards on May 19, 2020. Mrs. Conklin stated the fiscal year budget remainder is \$5,996.08.
- VIII. Next Meeting – March 17, 2020 at 2:30 PM**
- IX. Adjourn** – Mr. Sam Dusenbury made a motion to adjourn and it was seconded by Mr. Bill Strydesky. The motion carried unanimously. The meeting was adjourned at 5:05 PM.

**Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Board of Architectural Review and Historic Preservation Ordinance, Article XVII

ISSUE:

Should the Board of Architectural Review and Historic Preservation consider recommending the adoption of the update to Zoning Ordinance, Article XVII?

PROPOSED ACTION:

Vote on the proposed amendments to Article XVII in the Zoning Ordinance.

RECOMMENDATION

Planning Staff recommends approval of the update to Article XVII in the Zoning Ordinance.

BACKGROUND:

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This will require Ordinance, Article XVII to reflect the new name. With this name change, the ordinance has also been updated.

ANALYSIS:

Ordinance, Article XVII has been updated with the name change for the Board. Language has also been added to clarify how to establish historic districts and added public hearing advertising information for the historic property register. The Planning Commission will also review the amendments and make recommendations to County Council.

ARTICLE XVII. - ~~BOARD OF ARCHITECTURAL REVIEW AND~~ HISTORIC PRESERVATION COMMISSION

1700. - Title.

The title of this Article shall be the ~~Board of Architectural Review and~~ Historic Preservation Commission Ordinance.

(Ord. No. 04-04, § 2, 4-6-04)

1701. - Purpose of this article and declaration of policy.

The purpose of this article is to preserve the local heritage of Horry County as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks and thru the creation of Historic Preservation Districts. The districts will include contributing non-designated properties as well as **contributing** designated historic properties. By regulating these properties, the county seeks to:

- (1) Safeguard its heritage by providing a mechanism that identifies, preserves and enhances the important characteristics of its culture, history and architectural history;
- (2) Promote the use and conservation of our resources such as individual properties, historic districts, significant and scenic areas, and landmarks for the educational enrichment and civic pride of County residents and the State as a whole;
- (3) Encourage a general harmony of style, form, proportion and material for the historic designated properties and areas within the County; and,
- (4) Improve property values and strengthen the local economy by fostering preservation, restoration and rehabilitation.

It is hereby declared as a matter of public policy that the protection, perpetuation and use of historical or significant architectural structures, and historic preservation districts or areas of geographical significance within the County are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people.

The County's historic buildings and districts will continue to be a distinctive aspect of Horry County. They will serve as visible reminders of the significant historical and cultural heritage of Horry County and the State of South Carolina.

The procedures and guidelines set forth in the following sections will assist in the County's historic preservation efforts by identifying buildings, sites, objects and districts that reflect the County's cultural, social, economic, political or architectural history. These procedures establish a means of recording local historical preservation activities as a matter of public record.

Article XVII is enacted pursuant to the South Carolina Code of Laws, Section 6-29-870 thru 960.

(Ord. No. 04-04, § 2, 4-6-04)

1702. - Definitions.

The following words and phrases when used in this article shall have the meanings respectively ascribed to them:

Alterations. (may also be referred to as remodeling.) A change in the external architectural features of any historic structure or in the interior of such structure if the interior feature is specifically included in the historic designation; a change in the landscape features of any historic site or place; or work having an adverse effect upon designated archaeological resources.

Archaeological resources. Any material remains of past human life, activities or habitation that are of historic or prehistoric significance. Such materials include, but are not limited to pottery, basketry, bottles, weapons, weapon projectiles, tools, structures, or portion of structures, pit houses, rock paintings, rock carvings, graves, skeletal remains, personal items and clothing, household or business refuse, printed matter, manufactured items or any piece of any of the foregoing items.

Area. Two (2) or more parcels of land, sites, houses, buildings or structures that may include streets and alleys.

Certificate of appropriateness. The document issued by the ~~board of architectural review~~ **Historic Preservation Commission**, following a prescribed review procedure, certifying that the proposed actions by an applicant are found to be acceptable in terms of design criteria relating to the individual property or the historic district.

Certificate of no effect. An official form issued by the County Planning Department stating that the proposed work on historic property will have no detrimental effect on the historic character of the property, and therefore, may proceed as specified in the certificate without obtaining further authorization under these regulations. The issuance of this form authorizes the applicant to proceed with applications for any permits required by Horry County's Code Enforcement and Zoning Departments for said work.

Construction. The addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Contributing property. Any property located within a historic **district** that is ~~not~~ a historic or **historically** designated property.

Demolition. Any act or process that destroys in part or in whole a historic structure or property (real or personal).

Demolition by neglect. Any act or process that destroys in part or in whole a historic structure or property (real or personal) because of neglect in maintaining, repairing, recycling, or securing a resource or the loss of structural integrity of the resource.

Design guidelines. A standard of appropriate activity that will preserve the historic and architectural character of a structure or area and by which the ~~Board of Architectural Review~~ **Historic Preservation Commission** makes its decisions.

Economic hardship. Economic hardship exists when a preponderance of evidence establishes that the property in question cannot obtain a reasonable economic return or be put to any economically beneficial use.

Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, height, size, shape, mass, proportion, details, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic preservation. (Secretary of the Interior's Standards for the Treatment of Historic Properties Definition.) Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Historic preservation overlay district. An area designated by ~~the~~ Horry County Council, upon the recommendation of the ~~board of architectural review~~ **Historic Preservation Commission** and pursuant to the provisions of this Article. A District is considered an area or group of areas, urban or rural, not necessarily having contiguous boundaries, containing one (1) or more resource related by history, architecture, archaeology, engineering or culture. All historic preservation districts shall be denoted with a special boundary and the text "HP" on the official zoning maps for Horry County and **kept as a public record to provide notice of such designation and shall** be classified as an overlay for zoning and mapping purposes. The historic preservation district will not replace the zoning district of record but will coincide with that district.

Historic site, landmark, structure, resource or property. One (1) or more parcels of land, sites, houses, buildings, structures, features, open space/areas, objects, or areas worthy of preservation because it is significant in the history, architecture, archaeology, engineering, or culture of the County. Hereinafter, a historic site, landmark, structure, resource or property will be referred to as a "historic property" or a "designated property".

Horry County Historic Property Register. The list of historic properties designated historic in Horry County as compiled and kept by the Horry County Planning Department.

The list shall ~~be composed~~ **include** the lots of non-designated properties within any historic preservation district. ~~as well as those historic properties that have received National Register, state or local status.~~

Minor work. Any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a historic property which does not materially change the historic characteristics of the property.

Move/removal. Any relocation of a structure on its site or to another site.

Open space. Undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

Ordinary maintenance. Keeping a resource unimpaired and through ongoing minor intervention, undertaken from time to time, its exterior condition. Ordinary maintenance does not change the

external appearance of the resources except through the elimination of the usual and expected effects of weathering, specifically, painting as an act of ordinary maintenance. Ordinary maintenance does not constitute work for the purposes of this chapter.

Ordinary landscaping. Keeping a resource unimpaired and in sustained condition through ongoing, periodic minor intervention. Ordinary landscaping does not change the appearance of the resource, except through the changes to shrubbery, flowerbeds, rock gardens, etc.

Owner of record. (may also be called the record owner.) The person, corporation or other legal entity listed as owner(s) in the records of the Horry County Tax Assessor's office.

Property. Real property, land.

Reconstruction. The act of depicting, by means of new construction, the form, features, and detailing of a non-surviving historic property for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation. The act or process of making possible an efficient compatible use for a historic property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Repair. To restore a decayed or damaged resource to good or sound conditions by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this article.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration period.

Substantial hardship. Hardship, caused by unusual and compelling circumstances, based on one (1) or more of the following:

- (1) The property cannot reasonably be maintained in the manner dictated by this article;
- (2) There are no other reasonable means of saving the property from deterioration, or collapse;
or,
- (3) The property is owned by a non-profit organization and it is not feasible financially or physically to achieve the charitable purposes of the organization while maintaining the property appropriately.

(Ord. No. 04-04, § 2, 4-6-04)

1703. - Establishment of the ~~Board of Architectural Review~~ **Historic Preservation Commission**.

The Horry County ~~Board of Architectural Review (HCBAR)~~ **Historic Preservation Commission**, hereinafter referred as the "~~BAR~~" **(HPC)** or the "~~Board~~ **Commission**", is responsible for the implementation of this Article. Membership of the ~~Board~~ **Commission** shall be upon appointment by the Horry County Council. Members shall assume their duties at the first regular meeting after their appointment. Members shall

serve without compensation except for reimbursement for authorized expenses attendant to the performance of their duties.

(Ord. No. 04-04, § 2, 4-6-04)

1703.1. Composition and Qualifications. The ~~BAR~~ HPC shall consist of up to ten (10) members and shall be made-up of individuals in architecture, history, landscape architecture, construction, ~~or~~ education profession, real estate, or interested citizens. All members of the ~~BAR~~ HPC shall have a demonstrated interest, competence or knowledge in historic preservation.

1703.2. Organization and Operation. Organization requirements for the ~~BAR~~ HPC are established in the South Carolina Code of Laws, § 6-29-870 and the Horry County Code of Ordinances, § Article VI, Boards, Commissions, Committees and Agencies, Division I, 2-73.

1703.3. Terms of Office. The terms of office for each ~~Board~~ Commission member shall be in accordance to Article VI, Division I, of the Horry County Code of Ordinances.

(Ord. No. 04-04, § 2, 4-6-04)

1704. - Powers and duties.

The responsibility of the ~~BAR~~ HPC shall be the following:

- (1) To promote the purposes and objectives of this Article.
- (2) To review and recommend to the Horry County Council the designation of individual historic properties, buildings, resources, sites, landmarks and historic districts.
- (3) To review plans and applications for construction, rehabilitation and restoration on historic properties, resources or sites, to historic landmarks or buildings, or within historic areas or districts, and any demolition pertaining to or affecting duly designated historic properties, resources, sites, buildings or districts.
- (4) To coordinate with the comprehensive land use area plans.
- (5) To approve, deny or approve with conditions the demolition or alteration of building exteriors, or interiors, if designated as historic. The ~~BAR~~ HPC also shall review proposed new construction in a historic district.
- (6) To maintain an inventory of local historic properties, promote education about historic preservation and procedures.
- (7) To review and comment on National Register of Historic Places nomination and exercise other duties specifically needed by a community.
- (8) To review and approve/disapprove Special Tax Assessment per Horry Code of Ordinances § Article I, 19-7, Tax incentives for rehabilitation of historic properties.
- (9) Other duties as assigned by this ordinance.

(Ord. No. 04-04, § 2, 4-6-04)

1705. - Historic property inventory.

The ~~BAR~~ **HPC** shall maintain a local inventory of historic properties more than fifty (50) years old. These records shall be held in the Horry County Planning Department and made available to the public. Based on the local inventory and criteria, individual properties **may be** proposed for the Horry County Historic Property Register. ~~shall be reviewed by the BAR and a recommendation forwarded to the Horry County Council. The process of review shall include property owner notification and a public hearing.~~

(Ord. No. 04-04, § 2, 4-6-04)

1706. - Designation of historic properties.

1706.1. Criteria for Historic Designation. The ~~Board~~ **Commission** shall review the local inventory and make recommendations for historic properties for local historic designation to the Horry County Council or the Horry County Planning Commission (for district designations) based on the following criteria:

A property may be designated historic if it:

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

1706.2. Owner Notification. Property owners of whose property is proposed for historic ~~properties~~ **designation** shall be mailed notification in writing thirty (30) days prior to the date of the public hearing. **(Public hearings must be advertised at least once in a newspaper of general circulation in Horry County fifteen (15) days prior to the date scheduled for the public hearing in addition to normal meeting**

notices.) Owners may appear before the Board Commission, and Horry County Council to voice approval or opposition to such designation.

1706.3. Designation as a Historic Property. The Horry County Council shall approve proposed historic properties or district designations with three (3) readings. Once approval has been given, the property shall be added to the Horry County Historic Property Register as an individual historic property or to the Official Zoning Map as a historic district.

1706.4

Designation as a Historic Cemetery. When considering and upon the designation of a historic cemetery to the Horry County Historic Property Register, the following standards shall apply:

- (1) The addition of a cemetery to the Historic Property Register shall in no way modify state law concerning cemeteries.
- (2) For all cemeteries that have no defining border, such as a fence or naturally defined boundary the following shall apply:
 - a. Taking into account the nature, character and the typical arrangement of cemeteries in Horry County along a generally east/west line, a boundary shall be drawn encompassing all gravesites, including depressions or other indicators of probable gravesites, in such a way so as to adequately protect and preserve the gravesites therein without unnecessarily encumbering any more property than necessary.
 - b. If the property owner chooses to contest the boundary, or to propose an alternative boundary, the owner may do so at the public hearings held pursuant to Section 1706.2.
 - c. A map of the property depicting the proposed boundary shall be attached to the written notification sent to the property owner pursuant to Section 1706.2.
 - d. The proposed boundary shall be determined at the time the cemetery is added to the Historic Property Register.

1706.5

Designation as a Historic District. A minimum of one (1) designated historic property must exist in the area to be considered for a historic district before a committee to investigate the merits of a historic district is formed.

Before establishing a historic district, the HPC shall appoint a committee. The committee will include a minimum of one member of the public who lives in the proposed district if at all possible. The rest of the committee shall consist of at least two HPC members. A member of the HPC shall serve as chairman of the committee. The committee may choose to call upon outside agencies for assistance and may pay outside agencies if funding is available. The committee shall prepare a preliminary report to be presented to the HPC, which shall include the following:

- (1) Determine the boundaries for the proposed historic district in writing and on a map.
- (2) Create a photographic inventory of resources within the proposed historic district.

- (3) Conduct research on the proposed historic district and the historic resources located within the boundaries and give an analysis of the historic significance and architectural merit of the buildings or places and the significance of the district as a whole. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation shown in 1706.1.
- (4) Determine the number of historic and non-historic resources within the boundary of the proposed district.
- (5) Create a map indicating the contributing designated historic properties.
- (6) Make recommendations for the zoning ordinance to regulate the historic district.

A public hearing will be held at which time the ~~report~~ ordinance will be presented to the HPC. Property owners of both contributing designated historic and contributing non-designated properties within the proposed historic district shall be mailed notification 30 days prior to the public meeting. The preliminary report and ordinance, shall be made available to the public at the meeting and a comment period shall be given open for 60 days. At the next regularly scheduled meeting, but not within two weeks to the close of the comment period, the HPC will vote to send the proposed historic district to Planning Commission. Owners may appear before the Commission, the Planning Commission and Horry County Council to voice approval or opposition to such designation.

The Commission shall give notice of the time and place of the public hearing which shall be published in a newspaper of general circulation in the county at least fifteen (15) days in advance of the scheduled hearing date. Conspicuous notice shall be posted on or adjacent to the properties affected, with at least one (1) notice being visible from each public thoroughfare that abuts the proposed historic district. At the hearing any party may appear in person or by agent or by attorney.

(Ord. No. 104-08, § 1, 10-7-08)

1707. - Nominations to the National Register of Historic Places.

Nominations to the National Register of Historic Places shall be reviewed and evaluated by the ~~BAR~~ HPC. A recommendation from the ~~BAR~~ HPC shall then be forwarded to South Carolina State Board of Review. The ~~BAR~~ HPC shall not nominate properties directly to the National Register.

(Ord. No. 04-04, § 2, 4-6-04)

1708. - Process for granting a Certificate of Appropriateness (COA).

1708.1. General. A Certificate of Appropriateness (COA) is required before a zoning compliance form or building permit can be issued. A COA is required for the demolition of, or any alteration, modification or addition to, as well as, any new construction to a historic property or to both a contributing designated historic property and contributing non-designated historic property located in a historic preservation district, or to an individually designated historic property. Any zoning compliance form or building permit not issued in conformity with this Article shall be considered null and void. Any project underway that does not have a Certificate of Appropriateness, or a Certificate of No Effect (see Section 1709) or a Preliminary Certification for a Special Tax Assessment (see Chapter 19, Article 1, Section 19-7, of the Horry County Code of Ordinances), shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1708.2. Procedures.

(A) Application submission. Applications for a Certificate of Appropriateness (COA) shall be submitted to the Planning Department thirty (30) days prior to the regularly scheduled meeting of the ~~BAR HPC~~ in order to be considered. Only complete applications will be accepted and submitted to the ~~BAR HPC~~ for review. The owner of record must sign the application form. In the event the property owner designates an agent to appear before the ~~Board~~ **Commission**, a letter of agency must be supplied with the application.

(B) ~~Board~~ **Commission** action and time limits. The ~~Board~~ **Commission** shall review the application, using the design guidelines appearing in Section 1710 to decide whether or not the applicant's plans are appropriate. Upon review of the application, the ~~Board~~ **Commission** shall have forty-five (45) days in which to state its decision - approval, denial, or approval with conditions - and the reasons for the decision. Written notification of the ~~Board's~~ **Commission's** decision and the reason for the decision shall be provided to the property owner or applicant. Individuals aggrieved by the decision of the ~~Board~~ **Commission** may appeal to the Courts of South Carolina.

1708.3. Contents of Application. The ~~Board~~ **Commission** shall, ~~in its By-laws,~~ require data as is reasonable and necessary to determine the nature of the application. An application shall not be considered complete until all the required data has been submitted.

1708.4. Notification of Affected Property Owners. Prior to the issuance of an approval or denial of a Certificate of Appropriateness, the Horry County Planning Department shall send out notification to the affected property owners who are ~~adjacent to and within a historic district within five hundred (500) feet of~~ **adjacent to and within a historic district** of the applicant's property.

1708.5. Submission of a New Application. If the ~~Board~~ **Commission** determines that a Certificate of Appropriateness should be denied, a new application affecting the same property may be submitted only if substantial change is made in the plans for the proposed work.

1708.6. Fines and Penalties for Violations. The system of fines applied by Horry County Code Enforcement Department for violation of the building codes will apply to violations of this Article.

1708.7. Substantial Hardship. In the event a Certificate of Appropriateness is denied, the property owner may apply for an exemption based on the substantial hardship of maintaining the property according to the design guidelines for historic properties. Substantial hardship is to be considered by the ~~Board of Architectural Review~~ **Historic Preservation Commission** only if the applicant can meet one (1) or more of the criteria as defined in Section 1702.

The owner may be required to submit documents to show that he cannot comply with the design guidelines. Information required may include, **but not limited to, one or more of the following:**

- (1) Costs of the proposed development with and without modification needed to comply with the design guidelines as determined by the ~~Board~~ **Commission**;
- (2) Structural report and/or a feasibility report;

- (3) Market value of the property in its present condition and after completion of the proposed project;
- (4) Cost of the property, date purchased, relationship, if any between seller and buyer, terms of financing;
- (5) For the past two (2) years, annual gross income from the property with operating and maintenance expenses, depreciation, and annual cash flow before and after debt service during that time; ~~and~~ **or**
- (6) Other information considered necessary by the ~~Board~~ **Commission** to determine whether or not to grant the exemption.

1708.8. Demolition. It is the intent of this Section to establish minimum maintenance standards and criteria for the demolition of historic properties in Horry County.

(1) Property Owner Maintenance Responsibilities. The property owner shall make every effort to preserve from deliberate or inadvertent neglect the exterior features of buildings or structures designated as contributing or significant (and the interior portions if designated). Routine maintenance is necessary to prevent the deterioration and decay of the exterior. Buildings or structures shall be preserved against such decline and deterioration and kept free from structural defects through prompt corrections of the following:

- (a) Facades which may fall and injure persons or property;
- (b) Deteriorated or inadequate foundation, defective or deteriorated flooring or flooring supports, deteriorated walls or other vertical structural supports;
- (c) Members of ceilings, roofs, ceiling and roof supports, deteriorated walls or other vertical structural supports;
- (d) Deteriorated or ineffective waterproofing or exterior walls, roofs, foundations, or floors, including broken windows or doors;
- (e) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective cover; or
- (f) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.

The owner will have to comply will all applicable building codes, laws and regulations governing any work on the property. Any owner who fails to maintain their building or structure in compliance with this Section will be subject to enforcement penalties.

(2) ~~Board~~ **Commission** Authorized Demolition. The ~~Board~~ **Commission** is authorized to approve the removal of dangerous or unsafe buildings and parts thereof if the building or structure is a historic landmark or is located in a historic district as defined in Section 1702 of this Article. The ~~Board~~ **Commission** shall not order or cause the building or structure or portion thereof to be removed or taken down, unless the ~~Board~~ **Commission** determines in consultation with the

South Carolina Department of Archives and History and the Horry County Code Enforcement Department that:

- (a) There is an extreme and immediate threat to public safety and welfare of the general public resulting from unsafe structural conditions; and,
- (b) The building or structure cannot be made safe by the stabilizing, shoring or securing of the unit.

In instances where unsafe structural conditions have been identified in these buildings, the owner shall immediately make the building safe and secure.

(Ord. No. 04-04, § 2, 4-6-04)

1709. - Process for granting a certificate of no effect (COE).

1709.1. General. A Certificate of No Effect is required before any minor work to a designated historic property or to a contributing property located in a historic preservation district can occur. Minor work consists of any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a property that does not materially change the historic characteristics of the property or district. Minor work also incorporates landscaping, open spaces and the maintenance of a historic property or contributing properties located within a historic district. Any zoning compliance form or building permit not issued in conformity with this Section shall be considered null and void. Any project underway that does not have a Certificate of Appropriateness (see section 1708), or a Certificate of No Effect or a Preliminary Certification for a Special Tax Assessment (see Chapter 19, Article 1, Section 19-7, of the Horry County Code of Ordinances), shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1709.2. Required Procedure. An application form must be submitted to the Planning Department in order to obtain a Certificate of No Effect (COE) whenever a property owner performs any minor work or repair to a historic property or contributing non-designated historic property in a historic district. The owner of record must sign the application form. In the event the property owner designates an agent to apply for the form, a letter of agency must be supplied with the application.

The Planning Department staff shall have fifteen (15) days to review the request. Upon review, a Certificate of No Effect shall be prepared or referred to the ~~BAR HPC~~. The COE must state the decision of the Planning Department: approval, denial, approval with conditions, or referral to the ~~Board~~ **Commission** - and the reasons for the decision. Decisions of the Planning Department are appealed to the ~~BAR HPC~~.

1709.3. Action on Applications. The Planning Department staff shall review the application, using the definition of "Minor Work" in Section 1702 to determine whether or not the application may be reviewed by staff or requires review by the ~~BAR HPC~~. Any application that requires Planning Department review shall be reviewed according to the design guidelines appearing in Section 1710. Once approved, a Certificate of No Effect (COE) shall then be issued. A copy of the application, the COE and other pertinent data shall be kept on record in the files of the Planning Department. Applications requiring ~~Board~~ **Commission** review shall be added to the next deadline for submittals to the ~~BAR HPC~~.

1709.5. Contents of Application. The Planning Department staff shall require data as is reasonable and necessary to determine the nature of the application. Such data can include, but may not necessarily be restricted to, site or architectural plans, landscaping plans, materials lists, etc. Historical and documental information may also be requested. An application shall not be considered complete until all the required data has been submitted.

(Ord. No. 04-04, § 2, 4-6-04)

1710. - Design guidelines.

1710.1. Intent. It is the intent of this Section to ensure that properties designated as historic or located within a Historic Preservation District shall remain in harmony with the architectural and historical character of Horry County, South Carolina. In granting a Certificate of Appropriateness or a Certificate of No Effect, the ~~Board~~ **Commission** or Planning Department shall take into account the following:

- (1) The architectural and historical significance of the structure,
- (2) The exterior form and appearance of any proposed additions or modifications, and
- (3) The effect of such change or additions upon other structures in the vicinity.

1710.2. General Design Review Guidelines. When considering an application for a Certificate, the Secretary of the Interior's Standards for Rehabilitation shall be used as guidelines in making decisions. In addition, the ~~Board~~ **Commission** may recommend to Horry County Council the adoption of more specific guidelines for specific historic properties and districts. These guidelines shall serve as the minimum basis for determining the approval, approval with conditions, or denial of an application for all ~~historic properties as well as all historic and contributing~~ historic properties located within a Historic Preservation District.

The Secretary's Standards for Rehabilitation are:

- (1) A historic property will be used as it was historically used or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a designated property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relations that characterize a property will be avoided.
- (3) Each historic property will 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 elements from other buildings, will not be undertaken.
- (4) Changes to a designated property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in

design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

(10) New additions and adjacent or related new construction will 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 unimpaired.

1710.3. Maintenance, Repair, and Interior Projects. Nothing in this document shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when that repair does not involve a change in design, material, color or outer appearance of the structure. Interior arrangements or alterations shall not be considered unless the interior is specifically described and designated as historic.

1711. - Challenge of a staff or ~~board~~ **Commission** decision.

Any applicant may challenge a decision of the Planning Department staff to the **BAR HPC**. Decisions of the ~~Board~~ **Commission** must be appealed to the Courts of South Carolina pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur.

(Ord. No. 04-04, § 2, 4-6-04)

1712. - Conditional use permitting for weddings/periodic events.

1. Said facilities shall be exempt from the parking requirements of Section 1100 of the Zoning Ordinance.
2. Said facilities shall be exempt from the landscaping requirements of Section 527 of the Zoning Ordinance
3. The requirements of Chapter 13, Article 3 (Noise Control) of the County Code shall be met;
4. Any new structures erected for this purpose:
 - a. Must be approved by the Horry County ~~Board of Architectural Review~~ **Historic Preservation Commission** under the Secretary of the Interior Standards of Historic Preservation;
 - ~~b. Must substantially reflect the character and harmony of the surrounding area and the historic parcel;~~

- c. Meet all requirements of the underlying zoning including any applicable Overlays;
 - d. May not exceed four thousand five hundred (4,500) square feet in size;
 - e. Shall meet applicable building code and be legally permitted.
4. Ingress, egress, and/or parking of vehicle traffic shall not create a hazard for traffic on an adjacent street;
5. Where the historic integrity of a designated structure will be potentially affected by the installation of commercial restroom facilities, ADA compliant, handicapped accessible portable restroom facilities may be substituted during all scheduled events.
6. All signage for the facility must be approved by the ~~Board of Architectural Review~~ **Historic Preservation Commission** and no off-site signage shall be permitted for such activities.
7. The ~~Board of Architectural Review~~ **Historic Preservation Commission** shall review the facility for appropriateness to host said events and may include or limit what events shall be allowed to be held, including, but not limited to:
- a. Weddings, receptions, bridal showers, baby showers;
 - b. Reunions;
 - c. Reenactments;
 - d. House museums;
 - e. Holiday/seasonal events;
 - f. Similar social events that meet the requirements of this ordinance.
8. A conditional use permit shall be obtained prior to the commencement of the use.

(Ord. No. 38-12, § 2, 8-21-12)

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION NO. BAR-2-2020

A RESOLUTION OF THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION RECOMMENDING TO AMEND ARTICLE XVII OF THE HORRY COUNTY ZONING ORDINANCES PERTAINING TO THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION.

WHEREAS, Article XVII of the zoning ordinance was adopted in 2004 and underwent an update in 2008 and 2012 since its adoption; and

WHEREAS, the current name of The Board of Architectural Review and Historic Preservation does not accurately reflect the purpose of the Board which is primarily historic preservation; and

WHEREAS, the name of the Board when first founded in 1987, was the Horry County Historic Preservation Commission; and

WHEREAS, The Board has recommended approval of changing their name back to the Horry County Historic Preservation Commission; and

WHEREAS, the current ordinance allows for Historic Districts, but has no procedures for the creation of these districts; and

WHEREAS, Article XVII has been updated to include language to establish procedures for the creation of Historic Districts; and

BE IT, THEREFORE, RESOLVED THAT:

The Horry County Board of Architectural Review and Historic Preservation supports the proposed amendment to Article XVII and recommends approval of their requested name change to the Horry County Planning Commission on this 22nd day of April, 2020.

**HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION**

James B. Thompkins III
Chairman

Wink Prince Vice Chairman

Bill Strydesky

Brenda Long

Joel Carter

Sam Dusenbury

David Stoudenmire, Jr.

Gerry Wallace

Carlisle Dawsey

Susan Platt

**Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Board of Architectural Review and Historic Preservation By-Laws

ISSUE:

Should the Board of Architectural Review and Historic Preservation consider adoption of the update to the By-Laws?

PROPOSED ACTION:

Vote on the proposed updates to the By-Laws.

RECOMMENDATION

Planning Staff recommends approval of the update to the By-Laws.

BACKGROUND:

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This required the By-Laws to reflect the new name. With this name change, the By Laws have also been updated.

ANALYSIS:

The By-Laws have been updated with the proposed name change to the Board and to reflect Horry County Code of Ordinances, Chapter 2- Administration, Article VI - Boards, Commissions, Committees and Agency. After review and recommendations by the BAR, County Council will need to approve the changes.

~~HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW~~
~~AND HISTORIC PRESERVATION COMMISSION~~

BY-LAWS

ADOPTED THIS ____ DAY OF _____, 20____, BY THE HORRY COUNTY
~~BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION~~
COMMISSION.

ARTICLE I.
NAME

The name of this county agency is the Horry County ~~Board of Architectural Review and~~ Historic Preservation **Commission.**

ARTICLE II.
ORDINANCE AND STATUS OF HORRY COUNTY
~~BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION~~
COMMISSION

The Horry County ~~Board of Architectural Review and~~ Historic Preservation **Commission (HPC)** ~~(BAR)~~ is an agency of Horry County Government as established by County Ordinance No. 04-04 and adopted April 6th, 2004, **add revised DATE.** The County Ordinance and any amendments thereto shall be the Constitution or the Chartering document of the Horry County ~~Board of Architectural Review and~~ Historic Preservation **Commission** and shall take precedence over the ~~Board's~~ **Commission's** By-Laws in the event there is any question or problem of interpretation.

ARTICLE III.
PURPOSE

The purpose of the Horry County ~~Board of Architectural Review and~~ Historic Preservation **Commission** shall be to:

Provide a mechanism to identify, protect, and preserve the distinctive historical and architectural characteristics of Horry County, which represent the County's cultural, social, economic, political, and architectural history;

Foster civic pride in the beauty and accomplishments of the past as represented in Horry County's historic places;

Conserve, and improve the value of property designated as historic structures or properties or within designated historic districts;

Foster and encourage preservation, restoration, rehabilitation of structures, areas, neighborhoods, and help to prevent blight; and,

Encourage new developments reflecting and compatible with the historic character of the County.

ARTICLE IV.

GOAL

To declare a matter of public policy that the protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. To preserve significant buildings, land areas, or districts having important historical, architectural, archaeological, or cultural interest and values that reflect the heritage of the County where unprecedented growth in population, economic functions, and land-use activities in the County have increasingly threatened to uproot or destroy these values, and once uprooted or destroyed, their distinctiveness is forever gone.

ARTICLE V.

DUTIES AND AUTHORITY

The duties and authority of the Horry County ~~Board of Architectural Review and Historic Preservation~~ **Commission** shall be those in the Ordinance and any amendments thereto.

ARTICLE VI.

MEMBERSHIP OF THE ~~BOARD~~ **COMMISSION** AND TERMS OF MEMBERSHIP

The ~~Board of Architectural Review and Historic Preservation~~ **Commission** shall consist of not more than ten (10) members.

Members shall be appointed by ~~the Chairman of~~ Horry County Council. ~~upon advice and consent of Horry County Council.~~

At least five (5) members shall have demonstrated interest, competence, or knowledge in historic preservation. Five members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archeology, or related disciplines (to include but not limited to ~~such as~~ urban planning, American studies, American civilization, cultural geography, cultural anthropology, engineering, or real estate) to the extent that such professionals are available in Horry County. The other members shall be appointed from one or more of the following categories: lawyer, developer, **construction contractor**, or property owner.

Members shall be appointed to serve staggered four-year terms. The first members appointed shall be appointed for a term of two, three or four years. All terms shall commence July 1st and end June 30th of the appropriate year. Members shall serve until their successors are elected and qualify. Vacancies shall be filled for the duration of the term in the manner prescribed for the original appointment due to membership resignation or in the event a member moves from Horry County. All vacancies shall be filled within sixty (60) days, where possible. ~~In the event that a vacancy is not filled within sixty (60) days, that member shall serve until a new member is appointed.~~ Newly appointed members shall be installed at the first regular meeting after their appointment.

~~Any member shall be removed from membership after a public meeting for repeatedly failing to attend properly called meetings without just cause, generally after failure to attend three (3) consecutive meetings. A member shall also be removed from membership after a public meeting for malfeasance or misconduct in office.~~ **Any member of the commission may be recommended for removal for cause by a vote of two-thirds (2/3) majority of the commission. Written notice of the recommendation shall be given to the county administrator within five (5) days of the meeting in which the recommendation is officially made. Removal will be by a majority vote of the county council after written notice to the member concerned.** A written statement of the reasons for such removal shall be provided.

Members are expected to attend meetings. An attendance roster, including the names of members who attended and who did not attend, shall be included in the minutes of each meeting. Absence by any member from three (3) consecutive meetings

without a valid reason, such as illness or pressing personal commitments, shall be considered a voluntary resignation by the member. *In the event that three consecutive meetings are missed for any reason, valid or not, a letter shall be sent from the Chairperson of the ~~Board~~ **Commission** to the non-attending member to inquire their intention of continued service to the ~~Board~~ **Commission**. The non-attending member shall respond to this letter in writing with their intentions or shall be considered to have voluntarily withdrawn from service to the ~~Board~~ **Commission**.*

All members must report to the ~~Secretary~~ **Staff Liaison** if they anticipate that they will be unable to attend a duly called meeting so that the ~~Secretary~~ **Staff Liaison** can determine whether a quorum will be present for the meeting.

The Secretary shall notify the County Administrator of any resignations due to absence from meetings and other resignations and vacancies caused by death, disability, transfer or residence outside of the county or other causes, within thirty (30) days of the effective date thereof.

ARTICLE VII. OFFICERS

At the first meeting subsequent to July 1st of each year, the offices of Chairman and Vice-Chairman shall be elected from the ~~BAR~~ **HPC** voting membership and shall serve one-year terms or until their successors are elected. The Secretary shall be a County official or employee of the County and keep accurate records of the proceedings of the ~~BAR's~~ **HPC** meetings. The Secretary shall not be a voting member of the ~~BAR~~ **HPC**.

ARTICLE VIII. DUTIES OF OFFICERS

The duties of the officers shall be those usually related to the positions, as outlined by the parliamentary authority adopted by these By-Laws, with the following conditions:

Chairman - Shall give leadership to the ~~Board~~ **Commission**, act as a liaison between the ~~Board~~ **Commission** and County Council, preside over all meetings and represent the ~~Board~~ **Commission** when the ~~Board~~ **Commission** is not in session, and shall be responsible, per the Ordinance and amendments thereto, to the Horry County Council for the conduct and management of the ~~Board of Architectural Review and~~ Historic Preservation

Commission. The Chairman shall serve as Ex-Officio on all committees.

Vice-Chairman - Shall perform the duties of the Chairman in his/her absence.

Secretary - Shall ensure that accurate records of each meeting are kept and that all correspondence directed by the **BAR HPC** is accomplished, keep accurate files required by the **BAR HPC**, and be responsible for the bi-monthly financial report which will list the disbursements made in behalf of the **BAR HPC**.

ARTICLE IX:
CONFLICT OF INTEREST

No member shall take any action with regard to a matter before the **BAR HPC** which action would be in violation of state laws and regulations concerning ethics and government accountability. A member who is faced with a conflict of interest under state law shall prepare a written statement describing the matter and the nature of the potential conflict of interest and shall furnish a copy of that statement to the chairman. The chairman shall then cause the statement to be printed in the minutes of the meeting and require that the member be excused from any votes, deliberations, and other actions on the matter.

ARTICLE X:
COMMITTEES

The Executive Committee shall consist of the officers of the **BAR HPC**. The Committee may appoint any committee(s), sub-committee(s) and/or advisory committees as stipulated in the Ordinance and any amendments thereto.

ARTICLE XI:
MEETINGS

The regular meeting date of the **Board Commission** shall be the third Tuesday of each calendar month.

Special meetings may be called by any two (2) members of the **Board Commission** after not less than three (3) days notice to each member. The place of the meeting shall be determined by the Chairman.

All meetings shall be held in a place accessible and open to the general public. Meetings and actions of the ~~Board~~ **Commission** shall be governed by the requirements of the South Carolina Freedom of Information Act.

All meetings shall be advertised with notice posted on the bulletin board in the County Council office at least twenty-four (24) hours prior to the scheduled meeting.

All meetings at which public hearings are to be conducted must be advertised at least once in a newspaper of general circulation in Horry County fifteen (15) days prior to the date scheduled for the public hearing in addition to normal meeting notices.

ARTICLE XII:
RULES OF ORDER

The Rules contained in the most current edition of "Robert's Rules of Order" shall govern the ~~Board~~ **Commission** in all cases to which they are applicable and in which they do not conflict with the provision of these By-Laws, the Ordinance and any of its amendments or with county, state, or national law.

The ~~Board~~ **Commission** is the final authority on interpretation of parliamentary authority by majority vote of the required quorum.

ARTICLE XIII.
QUORUM

~~A simple majority of all members of the Board of Architectural Review and Historic Preservation shall constitute a meeting quorum.~~

All meetings must have a majority fifty (50) percent plus one (1) of the membership present to conduct business.

ARTICLE XIV.
MINUTES

Minutes and other official records of all meetings and actions shall be kept. ~~Copies of approved minutes and other official records of all meetings, duly signed by the appropriate~~

~~officer, shall be forwarded to the County Administrator within thirty (30) days after each meeting.~~

A record of the vote of each member on all business and recommendations shall be recorded as part of the minutes of each meeting. The chairman shall vote on each issue brought before the Commission.

ARTICLE XV.
FINANCES

Budget requests shall be submitted according to the schedule and format of the annual Horry County budget manual. Budget requests shall be accompanied by a line-item justification, a statement of goals and objectives for the use of the county funds, and any other information required by the County Administrator and County Council. ~~Approval must be obtained before making line item revisions in, or reprogramming funds from, previously approved budget requests as provided in the current budget.~~

For expenditures of County funds not under the County's financial management system, an audit report and management letter if provided by the external auditor shall be submitted to the County Administrator by September 30th of each year for the last previous fiscal year in which County funds were obtained.

Purchasing policies of Horry County, at minimum, will be followed for all bidding and other procurements.

ARTICLE XVI.
ANNUAL REPORT

~~In January of each year, an annual report of activities along with recommendations for improvements or changes desired shall be prepared and submitted to the Horry County Council, the Horry County Planning Commission, and the County Administrator.~~

The Commission shall present to the County Council in January of each year an annual report of activities along with recommendations for improvements or changes desired.

ARTICLE XVII.
MEMBERS AND PERSONNEL SUBJECT TO STATE STATUTES

AND COUNTY ORDINANCES

Members and staff shall be subject to and governed by the statutes of the State of South Carolina, the ordinances of Horry County, and all rules and regulations promulgated pursuant thereto, relating to County departments, agencies, boards and commissions and members, employees or personnel thereof. These entities are responsible to the County Administrator for compliance with general administrative requirements.

ARTICLE XIX.
AMENDMENTS

No amendment may be made relative to the substance of the Ordinance creating the Horry County ~~Board of Architectural Review and Historic Preservation Committee~~ **Commission**. Suggested amendments or changes to the By-Laws shall be presented to the Chairman in writing who shall then submit it, in writing, to the ~~Board~~ **Commission** members in the notice of the Meeting at which the vote is to be taken. Amendments to and/or changes of the By-Laws shall require a two-thirds vote of the voting members.

The above and foregoing having come for consideration by the Horry County ~~Board of Architectural Review and Historic Preservation~~ **Commission**, having been discussed and agreed upon this ____ day of _____, 20____.

Chair

~~Board~~ **Commission** Member

**Board of Architectural Review Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Preliminary Special Tax Assessment for Rehabilitated Property,
PIN # 444-01-01-0043

ISSUE:

Should the BAR grant historic designation and preliminary certification to the construction and rehabilitation for the Darden Jewelers building at 807 North Kings Hwy., Myrtle Beach under Chapter 19, Section 19-7 of the Horry County Code of Ordinances?

PROPOSED ACTION:

Vote on historic designation and preliminary certification for the construction and rehabilitation of the Darden Jewelers building located at 807 North Kings Hwy., Myrtle Beach, SC.

RECOMMENDATION:

Staff recommends approval of the historic designation and Preliminary Special Tax Assessment.

BACKGROUND:

Chapter 19, Section 19-7 of the Horry County Code of Ordinances provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must meet the following conditions:

1. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
2. The proposed rehabilitation receives approval of rehabilitation work from the BAR, using the Secretary of the Interior Standards of Historic Preservation; and,
3. The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project. If the project is

not completed after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed, but not for more than five years from the preliminary certification date.

ANALYSIS:

The applicant proposed to rehabilitate the Darden Jewelers building located at 807 North Kings Hwy., Myrtle Beach. The Horry County Year Built Parcel Data identifies 1950 as the year this building was constructed. This property is on the National Register within Myrtle Beach's Historic District and part of the Myrtle Beach Downtown Master Plan, and the fair market value at the time of application per Buyer's Statement is \$164,378.90. Per Ordinance 106-07, minimum expenditures of 25% of the fair market value, \$41,094.73 must occur within a two year period. The rehabilitation work includes the following elements:

1. Exterior Masonry & Stucco
2. Storefront
3. Windows
4. Exterior Doors
5. Marquee Awning
6. Interior Layout
7. Interior Wall Finishes
8. Ceilings
9. Floors
10. Roof

Applicant currently has no information about signage for the building. Mr. Thompkins, Mr. Carter and Mrs. Conklin conducted a site visit on March 5, 2020.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Darden Jewelers NPS Project Number 40826

Property Address 807 North Kings Highway Myrtle Beach Horry SC 29201

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1 Feature Exterior Masonry & Stucco Date of Feature c.1950, c.1962

Describe existing feature and its condition

The building's east facade features primarily a stucco finish but also has brick bulkheads that extend to the jewelry store display windows. The west, or rear, elevation features painted brick although much of the paint has peeled off, revealing the original brick.

The west (rear) entrance is recessed with a squared brick arch that features exposed brick along the recessed opening and a steel lintel across the top.

The north elevation is currently adjoined with a building to the north and is therefore not visible.

Photo Numbers 1-5 Drawing Numbers AD-201, A-201, Attachment #1

Describe work and impact on feature

The facade stucco will be patched and repaired as needed, then painted a similar color to the existing color.

The rear (west) elevation will remain painted brick after the existing paint is cleaned with ProsoCo EnviroKlean, then repainted a similar color to the existing. The edges of the recessed opening will be trimmed with stucco to present a finished appearance.

The north elevation will become visible from the demolition of the building's northern neighbor (the demolition is not associated with this project or the building owner). Following selective demolition from the neighboring building to the north, the party wall between 807 and 815 N. Kings Highway is composed of concrete block, masonry rowlock courses, and clay tiles. Therefore, the north elevation will feature a stucco finish to match what is present on the side parapets and facade and prevent a deconstructed look along the newly-exposed elevation. The existing brick on the west end of the north elevation will remain where it exists.

Number 2 Feature Storefront Date of Feature c.1962

Describe existing feature and its condition

The storefront dates to a c.1962 renovation when the building transitioned from a restaurant to a jewelry store. The storefront is deeply recessed and asymmetrical in design. It features a central single door entrance flanked by sidelights and surmounted by a transom. The glass is tinted and the storefront framing is anodized aluminum that appears in good shape. The storefront display windows are narrow and horizontally-oriented and situated atop hip-level bulkheads that are composed of painted stack bond brick. The northern display window cantilevers the edge of the bulkhead and features two faces: one towards the street (east) and one adjacent to the entrance (facing south). The southern display window is also cantilevered but less prominently than the northern. The framing of the two storefront windows are anodized aluminum but they show more wear than the entrance and sidelights. Between the storefront and the awning there is an existing plywood soffit, framing, and a surface mounted 2x4.

The exterior flooring features cracked tile floors closer to the storefront entrance as

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

well as large stone flooring closer to the sidewalk. The delineation between the two flooring types is the result of a facade renovation dating to c.1962.

Photo Numbers 1, 6, 8, 10, 13, 14

Drawing Numbers AD-201, A-201

Describe work and impact on feature

The storefront design will remain, including the cantilevered storefront jewelry display case windows, flooring, and door with sidelights and transom. The damaged undersides of the display case framing will be repaired and sealed to prevent further water damage. The stack bond bulkheads will be repainted. The existing walls and soffits at the storefront will be patched, repaired, and repainted after the erroneous plywood soffit, framing, and surface mounted 2x4 are removed.

Number 3	Feature <u>Windows</u>	Date of Feature <u>c.1962</u>
----------	------------------------	-------------------------------

Describe existing feature and its condition

There are two existing window types in the building: storefront display case windows and rear 18-light metal-frame windows. According to the 1962 Sanborn Map, there was only one window at the rear of the building. The c.1962 renovation of the building most likely added the rear door and punched two new window openings on the elevation. Both windows are missing sections of muntins. There is also a replacement picture window above the rear door.

Photo Numbers 1, 2, 6, 8, 11, 13, 14, 20, 22

Drawing Numbers AD-201, A-201, A-602

Describe work and impact on feature

The 18-light steel-framed windows will be restored to full 18-light and have new, matching glass installed. The frames will be scraped with a wire brush to be cleaned before new glass is installed.

The picture window above the rear door will become an aluminum-clad 8-light window with a fenestration similar to the two 18-light window frames.

The north elevation will have five new window openings punched along it. These windows will be eight-light aluminum-clad casement windows with double-pane insulated low-e glass. All new windows will feature an anodized aluminum finish.

Number 4	Feature <u>Exterior Doors</u>	Date of Feature <u>c.1980s</u>
----------	-------------------------------	--------------------------------

Describe existing feature and its condition

The building only features two exterior doors. Both are storefront doors are single entrance glass and aluminum frame doors with sidelights. The east facade door features wider sidelights and a transom while the west elevation door features narrow sidelights and lacks a transom.

Photo Numbers 1-3, 6, 10, 11, 14

Drawing Numbers AD-201, A-201

Describe work and impact on feature

The storefront door at the facade will be retained as-is. The storefront system at the rear will be replaced with a new system. This new storefront will mimic what is currently present, but will provide a storefront in better condition.

A new door will be added to the north elevation where the former building will be removed, creating an access alleyway from North Kings Highway to the large parking lot at the rear. This door will be located near the east end of the north elevation, but set back far enough (about 1/3 of the elevation) so that it is not too close to the historic

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

entrance of the building. This door will be a glass an aluminum-clad frame storefront style door with sidelights and transom.

Number 5	Feature Marquee Awning	Date of Feature c.1962
-----------------	-------------------------------	-------------------------------

Describe existing feature and its condition

A flat, striated aluminum marquee awning overhangs the storefront by suspension rods, one of which is broken, connecting to the parapet. The underside features corrugated aluminum while the marquee faces have a striated appearance. It is in good condition.

Photo Numbers <u>1, 6</u>	Drawing Numbers <u>AD-201, A-201</u>
---------------------------	--------------------------------------

Describe work and impact on feature

Because the awning is in good condition, it will remain as it exists with cleaning and small repairs as needed. The broken suspension rod will be repaired.

A new awning will be added above the new door at the north elevation. To complement the historic awning at the facade but make it discernible as new, the awning will be composed of aluminum and feature two suspension rods but will feature a smooth face instead of a striated one.

Number 6	Feature Interior Layout	Date of Feature c.1962
-----------------	--------------------------------	-------------------------------

Describe existing feature and its condition

The building is primarily divided into two sections: the front portion and rear section. The front section is open space while the rear section features four rooms along its south wall as historically the front would have been the retail/display area and the rear would have featured stock rooms, restrooms, and office space.

Photo Numbers <u>9-14, 18-20</u>	Drawing Numbers <u>AD-101, A-101, A-301</u>
----------------------------------	---

Describe work and impact on feature

The building will become office space but will largely retain the same retail feel that the building has retained since the 1960s. The front section of the building will feature a conference room with a glass wall separating it from the reception area and work area. The glass wall will allow the conference room to be closed off while still retaining the open retail feel historically associated with this property. Moving west, towards the rear of the building, there will be an office and two restrooms along the southern wall and three offices along the northern wall. A break room will be situated along the south wall adjacent to the restrooms and small work stations will be located adjacent to the northern wall offices. Two additional offices, one in each corner of the western wall, will comprise the new design. An open corridor connects the reception area of the front of the office to the break room at the rear.

Number 7	Feature Interior Wall Finishes	Date of Feature c.1950,c.1962,c.2000s
-----------------	---------------------------------------	--

Describe existing feature and its condition

The exterior envelope walls are plaster with a recently constructed plywood partition wall dividing the front and rear sections of the building and a wood-frame glass wall that juts from the north wall but does not connect to the south wall. The walls creating offices, restrooms, a utility room, and office in the rear of the building are sheet rock.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo Numbers 9-14, 16, 18-22

Drawing Numbers AD-101, A-101, A-720

Describe work and impact on feature

The existing exterior walls will remain smooth plaster. The plywood partition wall, wood-framed glass wall, and c.1962 office walls will be removed and new walls that fit the building's new use will be erected. These new walls will be constructed of sheet rock to remain compatible with the finished appearance of the building, but distinctive to show these walls are not original. The office walls facing the corridor will be glass, except for the two offices in the western corners.

Number 8

Feature Ceilings

Date of Feature c.1950

Describe existing feature and its condition

The existing ceilings feature a smooth stucco finish. It appears as though this finish has been extant since the building was constructed.

Photo Numbers 9-12, 15

Drawing Numbers AD-101, A-101, A-720

Describe work and impact on feature

The ceilings will be removed to make way for concealed mechanical ductwork and electrical wiring. A sheet rock ceiling will be installed at the same height as the original ceiling height.

Number 9

Feature Floors

Date of Feature c.1962

Describe existing feature and its condition

The interior of the building features cracked terra cotta tile floors throughout its entirety. The 1962 Sanborn Map mentions the building having concrete floors, but it seems like the cracked tile floors were added when Darden Jewelers moved into the building and renovated the facade and flooring.

Photo Numbers 9-14, 16, 17

Drawing Numbers AD-101, A-101, A-720

Describe work and impact on feature

The cracked tile flooring will remain throughout the building. However, it will only remain visible in the front 1/3 of the building - in the conference room and reception area. A large rug will cover the conference room floor. The offices and open workstations will feature carpet laid over top of the existing cracked tile floors. The corridor, break room, and bathrooms will feature vinyl plank flooring.

Number 10

Feature Roof

Date of Feature c.1990s

Describe existing feature and its condition

The roof is in relatively poor condition. It slants slightly from the front to the rear. Both the north and south sides of the roof feature clay coping tiles along the parapet.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo Numbers 23

Drawing Numbers A-151

Describe work and impact on feature

The roof will be replaced with a new TPO roof. The clay coping tiles will remain.

Add Item

Darden Jewelers– 807 N. Kings Hwy., MB Special Tax Assessment/PIN# 338-13-04-0055 #1 Exterior Masonry & Stucco



Photo 1 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
East façade
2/25/2019



Photo 3 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
c.1962 rear vestibule detail
12/3/2019



Photo 4 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Unpainted brick and stucco along north elevation
12/11/2019



Photo 2 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
West elevation
2/25/2019



Photo 5 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Cinderblock and rowlock wall between 807 and neighboring 815 N. Kings Hwy. (From 815 N. Kings Hwy.)
12/16/2019

Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#2 Storefront



Photo 1 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
East façade
2/25/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019



Photo 6 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Entrance and underside of canopy
8/28/2019



Photo 13 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019

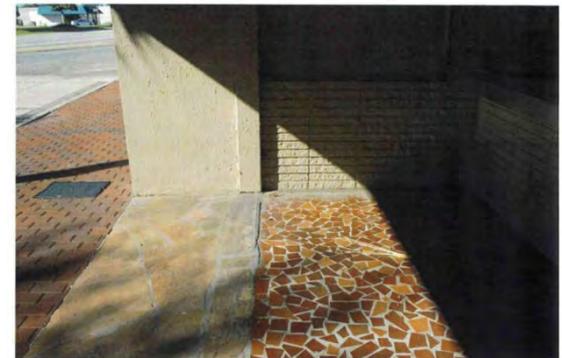


Photo 7 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Differing floors at entrance
8/28/2019



Photo 8 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Deteriorating underside of display window
12/3/2019

Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#3 Windows



Photo 1 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
East façade
2/25/2019



Photo 6 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Entrance and underside of canopy
8/28/2019



Photo 13 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Jewelry display case
8/28/2019



Photo 20 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Southwest corner office
8/28/2019



Photo 2 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
West elevation
2/25/2019



Photo 8 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Deteriorating underside of display window
12/3/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Jewelry display case
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 22 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Northwestern corner of building
8/28/2019

Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#4 Exterior Doors



Photo 1 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
East façade
2/25/2019



Photo 2 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
West elevation
2/25/2019



Photo 3 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
c.1962 rear vestibule detail
12/3/2019



Photo 6 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Entrance and underside of canopy
8/28/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Jewelry display case
8/28/2019

Darden Jewelers– 807 N. Kings Hwy., MB Special Tax Assessment #5 Marquee Awning



Photo 1 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
East façade
2/25/2019



Photo 6 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Entrance and underside of canopy
8/28/2019

Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#6 Interior Layout



Photo 9 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking west
8/28/2019



Photo 12 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear room looking east



Photo 18 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Utility room, looking west
8/28/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 13 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case



Photo 19 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Electrical closet
8/28/2019



Photo 20 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Southwest corner office
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019



Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#7 Interior Wall Finishes



Photo 9 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking west
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 13 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 12 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear room looking east
8/28/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019

Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#7 Interior Wall Finishes



Photo 16 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Baseboards and wall finishes
8/28/2019

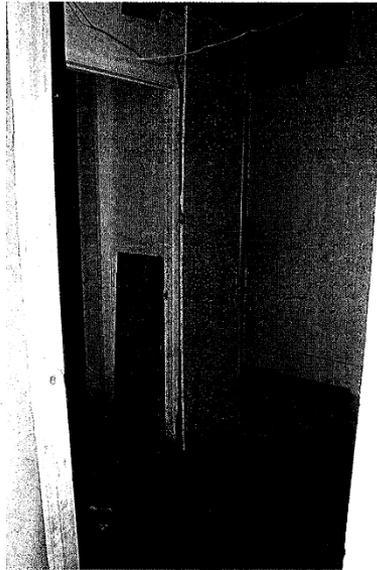


Photo 19 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Electrical closet
8/28/2019

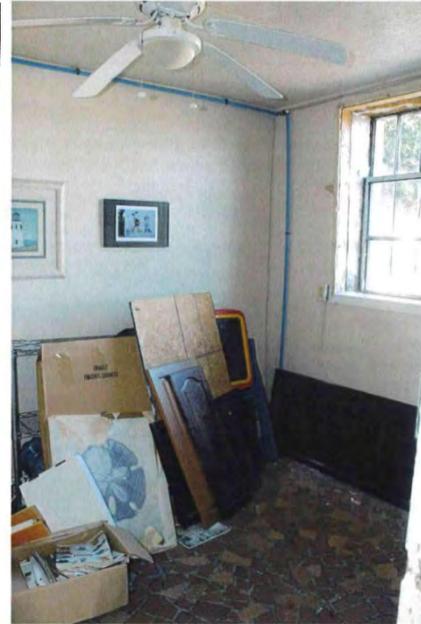


Photo 20 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Southwest corner office
8/28/2019



Photo 22 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Northwestern corner of building
8/28/2019



Photo 18 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Utility room, looking west
8/28/2019



Photo 21 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Lower ceiling at recessed rear entry
8/28/2019



Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#8 Ceilings



Photo 9 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking west
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 15 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Ceiling finish
8/28/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 12 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear room looking east
8/28/2019



Darden Jewelers– 807 N. Kings Hwy., MB

Special Tax Assessment

#9 Floors



Photo 9 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking west
8/28/2019



Photo 12 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear room looking east
8/28/2019



Photo 16 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Baseboards and wall finishes
8/28/2019



Photo 10 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Interior looking east
8/28/2019



Photo 13 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019



Photo 17 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Cracked tile floor and later-addition partition wall
8/28/2019



Photo 11 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Rear portion of interior, looking west
8/28/2019



Photo 14 – Darden Jewelers
807 N. Kings Hwy. Myrtle Beach, SC
Jewelry display case
8/28/2019

Darden Jewelers– 807 N. Kings Hwy., MB Special Tax Assessment #10 Roof

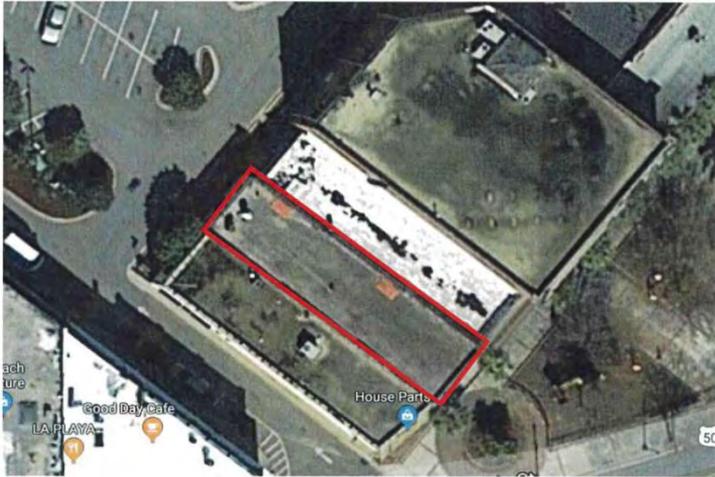
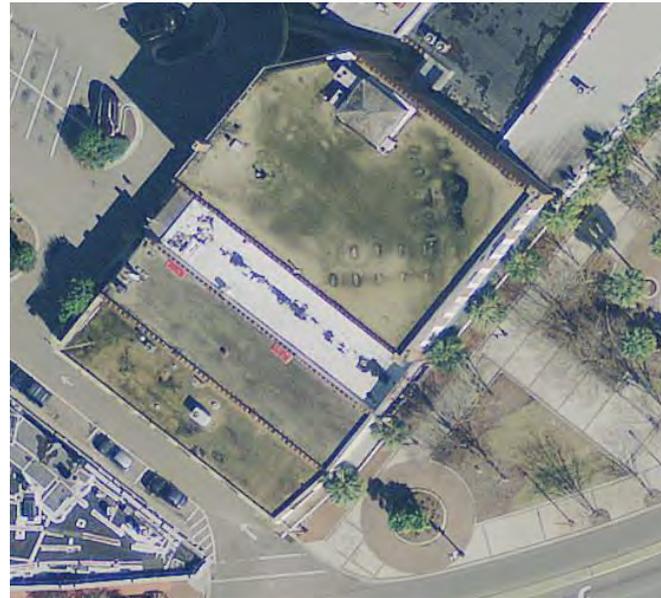


Photo 23 – Darden Jewelry Store
807 N. Kings Hwy. Myrtle Beach, SC
Roof via GoogleMaps
c.2019



Darden Jewelers– 807 N. Kings Hwy., MB Special Tax Assessment/PIN# 338-13-04-0055

DATE: 2-18-2020

TO: LEE MASHBURN
APPLICANT

FROM: DAN ELSWICK DB
SC DEPT. OF ARCHIVES & HISTORY CONTACT

RE: DAEDEN JEWELERS
807 North Kings Hwy
Myrtle Beach, SC
FEDERAL TAX INCENTIVE PROJECT



This information is for your reference and does not require any specific action on your part. Your application has been transmitted to the National Park Service (NPS) with review recommendations by the State Historic Preservation Office (SHPO). **The SHPO recommendation is not the official review of your application.** The review by NPS may be the same as the SHPO recommendation or it may be different. We encourage you to wait for the NPS review, which should be within 30 days. If you respond to the SHPO recommendation, then you are not responding to the official NPS review.

NOTE: For Part 2 and Part 3 applications, NPS will bill the required fee to the email address you provided on your application. They cannot begin the review until the requested fee has been paid.

→ **Check your email for the NPS bill, including your Spam folder, about one week after you receive this.**

Please note that different parts of the application provide different approvals.

Part 1 – Certification that the building is a Certified Historic Structure.

Part 2 – Preliminary Certification that the proposed rehabilitation work is a Certified Rehabilitation. If NPS issues a Conditional Certification, then you will need to meet the conditions for the completed project to be approved.

CITY OF MYRTLE BEACH
PLAN REVIEW SHEET

Plan Sequence: **HS20-52**

Zoning: 2/12/2020 16:23 Charles Rowe

Project Comments:
No Comments.
Save & Email

Project Comments:
Save & Email

Project Comments:
OK for CAB
comments:
1. Provide energy code compliance for building envelope, mechanical systems and interior / exterior lighting.
2. Provide electrical plan.
3. Replacement windows to be installed as new.
4. Interior partition walls to the ceiling to be laterally braced to the building structure.
5. Reference current adopted building codes. (2012 IMC)

Save & Email

Project Comments:
Save & Email

Public Works/Engineering: 2/21/2020 13:55 Tommy Holt

Project Comments:
No Comments.
Save & Email

Landscaping: Joshua Whitney

Project Comments:
OK for CAB Conceptual
Save & Email

NPS Form 10-168e (Rev. 06/2016) National Park Service
NPS Form 10-168e (Rev. 06/2016) National Park Service

OMB Control No. 1024-0009
OMB Control No. 1024-0009

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Property Name Darden Jewelers Project Number 40826

Property Address 803 North Kings Highway, Myrtle Beach, SC

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

New flooring must be compatible with the historic flooring. Vinyl plank flooring is not compatible with the broken tile flooring and would not meet the Standards. In order to ensure the proposed flooring meets the Standards, a revised proposal must be submitted for review.

This approval does not extend to work not submitted, such as signage, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Stucco

TEXTURE



Fine



Sahara



Texture



Belgian Lace



Classic



Coarse

Finish



**SW 2850
CHELSEA GRAY**

Color



**Board of Architectural Review Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Preliminary Special Tax Assessment for Rehabilitated Property,
PIN # 422-01-04-0161 & 422-01-04-0162

ISSUE:

Should the BAR grant historic designation and preliminary certification to the construction and rehabilitation for the Holiday Shores (Tawana Motel) building at 7501 Ocean Blvd., Myrtle Beach under Chapter 19, Section 19-7 of the Horry County Code of Ordinances?

PROPOSED ACTION:

Vote on historic designation and preliminary certification for the construction and rehabilitation of the Holiday Shores (Tawana Motel) building at 7501 Ocean Blvd., Myrtle Beach, SC.

RECOMMENDATION:

Staff has no recommendation.

BACKGROUND:

Chapter 19, Section 19-7 of the Horry County Code of Ordinances provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must meet the following conditions:

4. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
5. The proposed rehabilitation receives approval of rehabilitation work from the BAR, using the Secretary of the Interior Standards of Historic Preservation; and,
6. The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project. If the project is

not completed after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed, but not for more than five years from the preliminary certification date.

ANALYSIS:

The applicant proposed to rehabilitate the Holiday Shores (Tawana Motel) building at 7501 Ocean Blvd., Myrtle Beach. The Horry County Year Built Parcel Data identifies 1960 as the year for the building with PIN# 422-01-04-0161 and 1965 for the building on PIN# 422-01-04-0162 as the years constructed. This property is on the National Register and fair market value of the buildings at the time of application per Horry County Tax Assessor's Office is \$ 46,400 for PIN # 422-01-04-0161, and \$568,700 for PIN # 422-01-04-0162, for a combined value of \$615,100. Per Ordinance 106-07, minimum expenditures of 25% of the fair market value, \$153,775 must occur within a two year period. The rehabilitation work includes the following elements:

1. Site
2. Exterior Walls
3. Windows
4. Exterior Doors
5. Decorative Railing
6. Exposed Brackets
7. Exterior Spiral Staircase
8. Brick Screen Wall Stairwell
9. Open Stairway
10. Faux Stone Veneer
11. Seamed Mansard Roof
12. Flat Roof
13. Interior Layout
14. Interior Wall Finishes
15. Floors
16. Ceilings
17. Bathrooms
18. Kitchenette
19. Lobby
20. Owner's Suite
21. Interior Doors
22. Pool Fencing
23. Graham House
24. MEP
25. Exterior Light Fixtures
26. Landscaping
27. Additions – Cabana & Interior Light Valences

Signage for the building will remain the same. Mr. Thompkins, Mr. Carter and Mrs. Conklin conducted a site visit on March 5, 2020.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Tawana Motel (Holiday Shores Motel) NPS Project Number 40825
Property Address 7501 North Ocean Boulevard Myrtle Beach Horry SC 29572

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Date of Feature
1	Site	1965-present

Describe existing feature and its condition

The motel site is located on the corner of North Ocean Boulevard and 75th Avenue North and includes two L-shaped buildings that create an enclosed pool and lawn area. One has been titled Northwest Building, the other Southeast Building given their locations on the property. In addition to the two motel buildings, there is also a single family ranch style home that predates the motel. This structure is located in the southwest corner of the property.

A semi-circular brick knee wall situated between the two buildings at the center of the east side of the property. A sign and small lawn are located inside this brick wall. A shuffleboard court is located between the pool and front signage. The area west of the pool features brick pavers in front of the motel. An aluminum fence surrounds the pool deck and separates the pool from the shuffleboard court to the east, from the southern lawn, from the brick pavers to the west, and dies into the south elevation of the Northwest Building.

A large portion of the motel's property is asphalt paving for parking, including the northern, western, and portions of the southern and eastern boundaries. The northern section features angled parking spaces, facing the entrances to the guest units as does the western side of the property. A narrow driveway, adjacent to the Graham House, connects 75th Avenue North with the west side parking lot. An asphalt parking strip spans the front of the Graham House, next to the 75th Ave North sidewalk. The Southeast Building features an asphalt parking lot between 75th Avenue North and the building. The motel's facade also features pavement for parking. Concrete sidewalks connect the motel buildings together and to the Graham House.

Photo Numbers 94 Drawing Numbers SP1.1, D1.1

Describe work and impact on feature

The site's three buildings will remain in their current configuration. The pool, signage, knee wall, shuffleboard court, grass lawns, and palm trees will also remain as will the brick pavers.

The pool fence will be removed and relocated adjacent to the shuffleboard court on its east side.

A new curb will be created in front of the new Lobby along North Ocean Boulevard. Areas of damaged asphalt, such as along 75th Ave N. and the parking lot west of the Northwest Building will have a new asphalt top coat. New liquid asphalt top coat will be applied along the northern alley, the parking lot east of the Northwest Building, along North Ocean Blvd. and at the two new parking spots at the corner of 75th Ave N. and North Ocean Blvd.

Two areas of concrete in the grassy lawn north of the Southeast Building will be removed to return the area to a more natural setting. This will also take place at the concrete curb along the Graham House. A concrete ramp will connect the drive with the Graham House sidewalk. The concrete sidewalks along the motel buildings will be relaid.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

New painted direction arrows and parking stripes will be added to the new asphalt.

Number 2	Feature Exterior Walls	Date of Feature 1965
----------	------------------------	----------------------

Describe existing feature and its condition

The exterior walls of the two motel buildings are a combination of scored stucco, concrete block, brick, and faux stone (see Number 10 below).

The scored stucco is present on the east and west elevations of the Northwest Building.

The concrete block is present on much of the north elevation (from the east end to the brick screen wall stairwell near the west end) and on the south elevation of the short end of the "L" shape of the Northwest Building as well as the south and west elevations of the Southeast Building (except for the faux stone on easternmost bays of the building).

Photo Numbers 3, 4-8, 12-17, 19-24, 36-39 Drawing Numbers D1.1, A2.0-2.2

Describe work and impact on feature

The stucco and CMU exterior walls will be patched as needed and painted Sherwin Williams Nonchalant White.

See Feature Number 10 below for Faux Stone treatment.

Number 3	Feature Windows	Date of Feature 1965
----------	-----------------	----------------------

Describe existing feature and its condition

The majority of the windows on the two buildings are storefront-style windows adjacent to the entry of each unit. These are generally comprised of a two large picture windows with a transom above and an opaque blue panel bulkhead below each window.

The east elevation of the Northwest Building has a large two-light slider window on each level while the west elevation of this building features smaller two-light slider windows.

The Owners' Suite features storefront style windows on three of its elevation. The east facade has a set of paired direct set windows on the south end of the elevation, on both the first and second floors, although the second floor windows are full length windows, and a set of three windows on the north end of the first floor. The second floor of the north end of the lobby's east facade has two wider, full-length windows than the first floor sized windows. All four of these sets of windows a blue-painted pre-cast concrete sill.

The Lobby's one-story east facade features four panes of full-length storefront glass, the second from the south of which is a door. The west elevation mimics the east, but the door is situated in the third glass pane from the south (instead of the second pane). A transom surmounts both glass doors. The north elevation features four full-length windows, but unlike the windows on the east and west elevations, which are set together, these four windows are separated by a stone-clad pilaster.

Photo Numbers 1, 3, 8-10, 12, 13, 18, 20, 21, 24, 40-42, 45 Drawing Numbers A2.0-2.2

Describe work and impact on feature

The storefront-style windows at the guest units will remain as they currently appear, but the opaque panels will be painted Sherwin Williams Social Butterfly to match the guest unit doors.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

The slider windows will also remain as they appear as will the storefront windows on the Owners' Suite.

The east facade lobby glass door will be replaced with a full-length window to match the adjacent existing windows.

Number 4	Feature Exterior Doors	Date of Feature 1965
----------	------------------------	----------------------

Describe existing feature and its condition

The motel guest unit doors are smooth, blue, opaque doors with a matching transom. The guest rooms along the Northwest Building's east elevation deviate from the other guest room doors as these also feature a opaque panel sidelight, which features a narrow transom and bulkhead as the aluminum frame divides the sidelight into three pieces.

A set of single paneled double doors is located in the angle of the L of the Northwest Building's first floor. They are the same blue as the other doors of the motel and open to a laundry room.

The doors to the Owners' Suite also differ from the standard motel room door. The "front door" into the Owners' Suite, which is on the north elevation of the suite, is a blue faux Victorian wooden door with a leaded glass oval window at its center. It is set within a vertical panel with decorative engravings and a narrow horizontal panel at the bottom of the door.

The Owners' Suite south elevation entrance, which is located on the easternmost bay of the white concrete block portion of the Southeast Building, also features a unique door. This door, which is also blue, features an arched glass window with panel beneath. It also features metal security screen door.

The second level of this bay, above the Owners' Suite, is the final unique door on the property. This door has a three light window, which is divided by horizontal muntins, and is otherwise smooth.

Photo Numbers 4, 5, 10, 13, 15, 16, 18, 21, 32, 40, 41, 43-45 Drawing Numbers D1.1, A1.3, A2.0-2.2

Describe work and impact on feature

Most doors will remain in place. The changes that will occur include the removal of the easternmost bay (first and second floor) doors on the Southeast Building's south elevation. The first floor door will feature a new door for a separate laundry room. This door will be a hollow metal door to match the other guest unit doors.

The second floor will have the door and frame removed to create a vestibule to access the two units made from a previous one-unit suite. The doors to these units will also be hollow metal doors matching the other units.

The east facade existing Lobby door will be removed and replaced with a full-length glass window to match the storefront.

All guest unit doors will be painted Sherwin Williams Social Butterfly (yellow) and feature new 8" high room numbers, which will be painted in black.

The existing Owners' Suite north elevation doors will be altered. The north elevation door at the east side of the Suite will be removed and replaced with a new 36" wide aluminum single panel door and frame. The western door will be removed and replaced with an enlarged window unit to match adjacent lobby windows.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 5	Feature <u>Decorative Railing</u>	Date of Feature <u>1965</u>
-----------------	--	------------------------------------

Describe existing feature and its condition

The second level of both motel buildings have the same metal decorative railing. It is composed of four blue-painted aluminum vertical panels between anodized aluminum top and bottom rails. Each set of four panels is separated by anodized aluminum posts.

The north elevation of the Northwest Building features eight runs of panels, seven of which feature four panels, the eighth (westernmost) having only three panels. This railing is only located on the second level walkway.

The south elevation of the Northwest Building features concrete block walls, separating the guest unit balconies. Between each of these bays there are two runs of four panels, only on the second floor.

The east elevation of the Northwest Building's second level is not separated by concrete block walls, creating a single span across the elevation. The railing on this elevation features six runs, but only four of them feature four panels. The final two (the northernmost two) runs feature three, then two panels.

The two sets of windows on the second floor of the east facade feature wooden Juliet balconies, which are painted blue.

Photo Numbers <u>5-6, 9, 10, 14-16, 18, 33, 40</u>	Drawing Numbers <u>D1.1, A2.0-2.2</u>
--	---------------------------------------

Describe work and impact on feature

The standard decorative railing will remain in place where it exists. The panels will be painted Sherwin Williams Marquis Orange. For safety purposes, an aluminum horizontal bottom rail will be added below the existing bottom rail. This additional bottom rail will be situated halfway between the floor and the existing bottom rail.

The wooden Juliet balcony railings will be removed and replaced with aluminum railings similar to the existing railings elsewhere throughout the motel, but will feature a narrow aluminum picket between each panel to differentiate these railings from the original ones.

Number 6	Feature <u>Exposed Brackets</u>	Date of Feature <u>1965</u>
-----------------	--	------------------------------------

Describe existing feature and its condition

The two motel buildings feature two types of painted metal brackets. The Northwest Building's north elevation features brackets with a chamfered edge while the east elevation of the building features squared edges. The brackets on the Southeast Building's south elevation feature squared edges. All brackets appear to be in good condition.

Photo Numbers <u>4, 5, 6, 10, 15</u>	Drawing Numbers <u>A2.0-2.2</u>
--------------------------------------	---------------------------------

Describe work and impact on feature

The exposed brackets will remain and be painted Sherwin Williams Nonchalant White.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 7	Feature <u>Spiral Staircase</u>	Date of Feature <u>1965</u>
-----------------	--	------------------------------------

Describe existing feature and its condition

The Northwest Building's east elevation features a blue-painted steel spiral staircase at its south end. The staircase is generally in good condition with small areas of rust and deterioration.

Photo Numbers 10, 11 Drawing Numbers D1.1, A2.1

Describe work and impact on feature

The spiral stair will be cleaned of rust and debris with a mild detergent and repainted Sherwin Williams Nonchalant White.

Number 8	Feature <u>Brick Screen Wall Stairwell</u>	Date of Feature <u>1965</u>
-----------------	---	------------------------------------

Describe existing feature and its condition

The Northwest Building's northwest corner features a concrete turned stairwell with metal handrail. The stair is enclosed in a brick screen wall with concrete framing. The handrail does not match the decorative railing present throughout the motel. This handrail is more utilitarian and less decorative.

Photo Numbers 7, 30, 31 Drawing Numbers D1.1, A2.1-2.2

Describe work and impact on feature

The stairs will remain in their current configuration and be cleaned and repaired as needed. The utilitarian handrail will also remain and be painted Sherwin Williams Nonchalant White.

Number 9	Feature <u>Open Stairway</u>	Date of Feature <u>1965</u>
-----------------	-------------------------------------	------------------------------------

Describe existing feature and its condition

The Southeast Building features a straight-run open stair leading to the second level units. It is composed of concrete block and has indoor/outdoor carpeting on its risers and treads. The railings feature the same blue-painted aluminum panels that are present throughout the motel.

Photo Numbers 15-17, 34 Drawing Numbers D1.1, A2.0

Describe work and impact on feature

The stair will remain as it is but be cleaned as needed. The existing decorative railing will remain and be painted Sherwin Williams Marquis Orange.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 10	Feature Faux Stone Veneer	Date of Feature 1965
-----------	---------------------------	----------------------

Describe existing feature and its condition

The first floor of the Owners' Suite and Lobby is a faux stone veneer. The faux stone is present on all elevations of the Suite and Lobby and is generally in good condition. The south elevation of the Owners' Suite is missing some stones, but otherwise is in good condition. The stone along the Lobby is generally comprised of pilasters between storefront windows.

Photo Numbers 1, 12, 13, 19, 35, 43 Drawing Numbers D1.1, A1.1, A2.0

Describe work and impact on feature

The stone will be patched where needed and painted Sherwin Williams Nonchalant White.

Number 11	Feature Seamed Mansard Roof	Date of Feature 1965
-----------	-----------------------------	----------------------

Describe existing feature and its condition

The second floor of the Owners' Suite is composed of an unpainted seamed metal mansard roof.

Photo Numbers 1, 2, 12, 13, 14, 19, 20, 35 Drawing Numbers A1.1, A2.0

Describe work and impact on feature

The mansard roof will remain but will be painted Sherwin Williams Nonchalant White.

Number 12	Feature Flat Roof	Date of Feature 1965
-----------	-------------------	----------------------

Describe existing feature and its condition

The two motel buildings exhibit flat roof systems. They both appear to be in good condition.

Photo Numbers 94 Drawing Numbers N/A

Describe work and impact on feature

Because the roofs of both motel buildings are in good condition, no work will occur on

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

them.

Number 13	Feature Interior Layout	Date of Feature 1965
------------------	--------------------------------	-----------------------------

Describe existing feature and its condition

The two motel buildings feature 26 guest rooms in addition to an owners' suite on the first floor. The six standard units in the southeast building and eight units (the north-south facing units) in the northwest building are one-room units that feature a closet, kitchenette, and bathroom inside the one-room unit. The bathrooms and kitchenettes are located on one end of the unit, the end accessing the parking lot.

The eight units (east-west facing) in the northwest building feature a bedroom and den setup with the bathroom and kitchenette located at the center of the unit, separating the two areas of the unit.

Two units (one on each story) in the northwest building do not feature a kitchenette or balcony. These units are smaller than all other units and located at the angle of the "L."

The suite-style unit above the Owners' Suite features a small dining room, den, two bathrooms, and two bedrooms along with the standard kitchenette.

Photo Numbers 46, 47, 50, 53, 55, 57-59, 63, 64, 68, 70-78 Drawing Numbers D1.0-1.1, A1.0-1.3

Describe work and impact on feature

The interior of the motel buildings will not change much from its existing layout. It will now feature 27 units and only small changes, such as removing the walls creating open closets, and the removal of doors between adjoining rooms (only between Rooms 111/112) will alter the motel's footprint. The bathroom in Room 112 will be enlarged to become ADA compliant.

The biggest changes will occur in the Owners' Suite (first and second floor) and Lobby, which will be reconfigured. See Feature Numbers 19 & 20.

Number 14	Feature Interior Wall Finishes	Date of Feature 1965
------------------	---------------------------------------	-----------------------------

Describe existing feature and its condition

The interior wall finishes primarily include exposed CMU blocks, sheet rock, and vertical paneling.

The walls separating each unit feature exposed CMU walls while the walls creating the bathrooms and closets are generally vertical paneling. The interior walls of the bathrooms are sheet rock with ceramic tile wainscoting.

Photo Numbers 46-48, 50, 53, 55, 57-59, 63, 64, 68-72, 74-78 Drawing Numbers A1.1, A1.4

Describe work and impact on feature

The wood paneling will be removed and replaced with gypsum wall board.

Areas of exposed CMU walls will be covered with gypsum wall board.

All unit walls will be painted Sherwin Williams Nonchalant White.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Number 15	Feature Floors	Date of Feature 1965
-----------	----------------	----------------------

Describe existing feature and its condition

The floors are largely a combination of carpet in the bedrooms and ceramic tile in the kitchenettes and bathrooms. The Lobby features glazed brick and the Owners' Suite features a combination of carpet in one of the bedrooms and ceramic tiles on the first floor while the second floor features primarily carpet, but also vinyl flooring in the kitchen/breakfast nook and ceramic tiles in the bathrooms.

Photo Numbers 46, 47, 49-51, 53, 56, 57, 59	Drawing Numbers A1.1, A1.4
---	----------------------------

Describe work and impact on feature

The first floor units will feature LVT flooring in the bedrooms and new ceramic tile floors in the bathrooms. The second floor units will feature 24" x 24" carpet tile flooring with new ceramic tile bathroom floors and LVT in the kitchenette areas.

Number 16	Feature Ceilings	Date of Feature 1965
-----------	------------------	----------------------

Describe existing feature and its condition

The ceilings throughout the two motel buildings feature textured "popcorn" ceilings, except in the bathrooms where the ceilings are smooth.

Photo Numbers 46-50, 55, 60, 65	Drawing Numbers A1.4
---------------------------------	----------------------

Describe work and impact on feature

The existing popcorn ceilings will remain throughout and will be patched and painted as needed. The ceilings of the bathrooms will feature new gypsum ceilings with painted epoxy.

Number 17	Feature Bathrooms	Date of Feature 1965
-----------	-------------------	----------------------

Describe existing feature and its condition

Most bathrooms in the motel feature original tiles, fixtures, tubs, and toilets. Some portions have been replaced throughout the years, but they have largely remained intact.

Photo Numbers 51, 52, 56, 61, 66, 67, 75	Drawing Numbers D1.0-1.1, A1.0, A1.1, A1.2, A1.4
--	--

Describe work and impact on feature

The bathrooms will feature new showers, sinks, vanities, and toilets. The floors will feature new ceramic tiles.

The bathroom in Unit 112 will be enlarged to become ADA compliant.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**

The walls of all guest unit bathrooms will be painted Sherwin Williams Marquis Orange.

Number 18	Feature Kitchenettes	Date of Feature 1965
-----------	----------------------	----------------------

Describe existing feature and its condition

Most, but not all, guest units feature a small kitchenette with a miniature refrigerator, small-sized stove and oven, sink, and cabinets.

The Owners' Suite features a full kitchen.

Photo Numbers 49, 54, 65, 79	Drawing Numbers D1.0-1.1, A1.0, A1.1, A1.2
------------------------------	--

Describe work and impact on feature

In unit types 1, 4, & 5, the kitchenettes will be removed and replaced with a large vanity sink to create more space in the bathrooms. The kitchenettes in unit types 2 & 9 will remain. Unit types 3 & 6 did not originally feature kitchenettes and will remain without them. Unit types 7 & 8 will be made from the second level Owners' Suite and will feature new kitchenettes.

Number 19	Feature Lobby	Date of Feature 1965
-----------	---------------	----------------------

Describe existing feature and its condition

The existing Lobby is located in the one-story faux stone section of the Southeast Building. The interior features a curved front desk along the southern gypsum wall, storefront windows along the western, northern, and eastern walls, a plaster ceiling, and glazed brick flooring.

Photo Numbers 45	Drawing Numbers D1.0, A1.0, A1.2
------------------	----------------------------------

Describe work and impact on feature

The Lobby will move from the room in the one-story section into the Owners' Suite. The Lobby will now occupy the northeast corner room, which opens directly to the exterior. The staircase, which is no longer operational (as the access to the second floor has been shut off), will be removed and a Lobby Office will be created in that space.

The flooring of the existing Lobby will remain brick.

The former Lobby will become a Common Area and have the curved front desk removed.

Number 20	Feature Owners' Suite	Date of Feature 1965
-----------	-----------------------	----------------------

Describe existing feature and its condition

The Owners' Suite currently features a large den and kitchen, two bedrooms, a stairwell, a bathroom and laundry area. The bedrooms and stairwell are on the east side of the suite while the den, kitchen, bathroom, and laundry room are on the western side of the suite. The bathroom and laundry room are at the south end, the kitchen in the middle, and the den occupying the northern end of the suite's west side. Historically, it also encompassed the second floor, which includes a kitchenette, dining room, den, two bedrooms, and two bathrooms. The staircase is extant, although it has been sealed off on the second floor. It is located between the two bedrooms along the eastern wall.

Photo Numbers 71-79	Drawing Numbers D1.0, D1.1, A1.0-A1.2
---------------------	---------------------------------------

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**

Describe work and impact on feature

On the first floor, the northern bedroom will become the Lobby, the staircase will be removed, since it is not operational and does not fit with the new use of the building, and an Office for the Lobby will occupy this space. The southern bedroom will become a fitness center while the Den and Kitchen will be reworked and become a Dining Area with a small Kitchen along the Dining Area's eastern wall. The rear (southern) end of the Suite will feature an ADA accessible bathroom in the place of the former, full bathroom and the Laundry room will be reworked so that it is accessible from the south elevation, not from the interior of the Suite.

The second floor will be divided into two units using the existing demising wall, creating a western and eastern unit. A vestibule will be created at the original entrance to the suite. The new units will largely use the existing footprints although some changes will occur. The existing bathroom in the center of the suite will be removed as will the closets in the den. This will create a larger space for the new den in the new, western unit. The existing bathroom will be retained and a new kitchenette will be created along the east wall of the unit (as the original kitchenette will be removed because of the creation of the vestibule).

The eastern unit will largely follow the existing footprint. The main change will be the filling in of the empty space where the former stair exists. Since the stair will be removed, the empty space will feature a bathroom and a spiral stair to the first floor. A kitchenette will be added along the west wall where the former hall was located.

Number 21	Feature Interior Doors	Date of Feature 1965, c.1980s
-----------	------------------------	-------------------------------

Describe existing feature and its condition

There are few interior doors as most guest units are a single room with only a bathroom door. Some units adjoin and feature doors between them. These doors tend to be smooth faced, hollow metal doors.

The closet doors in both levels of the Owners' Suite feature bi-fold louvered doors.

The doors in the first level Owners' Suite are six-panel doors which appear to be replacement doors.

Photo Numbers 55, 57, 67, 74	Drawing Numbers D1.0, D1.1, A1.0-1.3
------------------------------	--------------------------------------

Describe work and impact on feature

The guest unit bathroom doors will be removed and feature sliding wood pocket doors.

The door to the Fitness Center will be a wood single panel door.

The door to the Lobby Office will feature a smooth wooden door as will the Lobby Bathroom door.

The space between the new Common Area and Dining Area will be widened for a cased opening as will the space between the new Dining Area and Lobby.

Number 22	Feature Sign	Date of Feature c.1980s
-----------	--------------	-------------------------

Describe existing feature and its condition

The existing sign is not original - it is unclear when it was added. The horizontal, rectangular sign is composed of a white aluminum sign box, which becomes illuminated at night. The two faces feature a beach scene with "HOLIDAY/SHORES" displayed in red (Holiday) and black (Shores) letters with beach balls and sand buckets in the place of

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**

the "O"s. The sign is supported by two circular metal poles, which are painted hunter green. A second, smaller sign box is located below the main sign box. It is asymmetrically laid out, and is used to display welcome messages and specials. A (no) vacancy sign is below the smaller sign box and features neon letters.

Photo Numbers 25, 27

Drawing Numbers N/A

Describe work and impact on feature

The signage will remain as it currently appears. No work will occur on this feature.

Number <u>23</u>	Feature <u>Pools</u>	Date of Feature <u>1966</u>
------------------	----------------------	-----------------------------

Describe existing feature and its condition

At the center of the landscape, between the two motel buildings, there is a narrow, rectangular-shaped pool with a small kiddie pool at the east side's short end, separated by two courses of terra cotta coping tiles. Both pools feature terra cotta coping along the edge and decorative ceramic waterline tiles. The remainder of the pool deck is composed of poured concrete and is surrounded by an aluminum fence.

Photo Numbers 9, 10, 18, 20, 29, 40

Drawing Numbers SP1.1, D1.0, A1.0

Describe work and impact on feature

The pools are in good condition and will not have any work conducted on them. The fence between the pool and shuffleboard court will be removed and reinstalled outside the shuffleboard court (east of the shuffleboard court).

Number <u>24</u>	Feature <u>Brick Screen Knee Wall</u>	Date of Feature <u>1966</u>
------------------	---------------------------------------	-----------------------------

Describe existing feature and its condition

A lattice-work brick knee-height screen wall is located at the front of the property, around the motel's sign. It is laid in a semi-circular shape atop two courses of brick and is topped by a rowlock course. It is in good condition.

Photo Numbers 26, 27

Drawing Numbers SP1.1, D1.0, A1.0

Describe work and impact on feature

Because the brick screen knee wall is in good condition, no work will occur on this feature.

Number <u>25</u>	Feature <u>Graham House</u>	Date of Feature <u>1960, c.1980s</u>
------------------	-----------------------------	--------------------------------------

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe existing feature and its condition

The Graham House is a one-story, Ranch-style house that predates the motel's construction. It is yellow clapboard siding with two-over-two double hung windows with horizontal muntins. It features a small portico at its entrance, a 15-light front door, and enclosed former porch (on the west end of the facade) which features a matching 15-light door. Its east elevation is painted white and features a small laundry and ice machine room.

The interior of the house includes a large living room with a fireplace along its northern wall as well as a sunroom and a laundry room on the west end of the house and a kitchen north of the living room. The kitchen features laminate flooring laid over the original flooring plane. The house features three bedrooms and one bathroom, all of which are connected by a small hall, east of the living room. The flooring is largely hardwood flooring with later addition carpet over the hardwoods in Bedroom 113p and Closet 113o, ceramic tile in the bathroom, and a concrete floor in the laundry room.

Photo Numbers 21-24, 80-93

Drawing Numbers SP1.1, D1.0, A1.0, A1.3, A1.4, A2.3

Describe work and impact on feature

The Graham House will largely retain its historic footprint. The fireplace will remain. A second bathroom will be added adjacent to the sunroom in the existing living room. The flooring throughout the house will largely be the existing hardwood floors, which will be sanded and refinished, except in the bathrooms and Closet 113f where it will be ceramic tile and LVT in Closet 113d. The carpet in the one bedroom will be removed to reveal the hardwood floors as will the laminate flooring in the kitchen. The laundry room will feature an epoxy resin floor. The gypsum walls and existing ceilings will be repaired as needed.

The enclosed porch will have its door removed and have new matching siding in its place.

The laundry and ice machine room will be removed and replaced by an outdoor cabana. See Feature Number 29 below for additional details on the cabana. The two windows on the house's east elevation will have a back film applied to them before the windows are sealed off and covered with gypsum wallboard from the bedroom side.

Number <u>26</u>	Feature <u>MEP</u>	Date of Feature <u>1965</u>
------------------	--------------------	-----------------------------

Describe existing feature and its condition

The guest units feature PTAC units in the bulkheads of the storefront window systems or in the rear (west) elevation of the Northwest Building.

Photo Numbers 8, 40-42

Drawing Numbers N/A

Describe work and impact on feature

All existing PTAC units will be removed and be replaced by new energy efficient PTAC units in BTU and sizes to match existing units and openings.

All existing plumbing lines and fixtures will be removed as will electrical wiring and data wiring.

Number <u>27</u>	Feature <u>Exterior Light Fixtures</u>	Date of Feature <u>1965</u>
------------------	--	-----------------------------

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe existing feature and its condition

There are multiple types of exterior light fixtures throughout the motel including sconces, floodlights, wall-mounted circular lights, surface-mounted globe lights (from the building's eaves), and a column globe lantern.

The sconces are located along the north elevation of the Northwest Building. They are located beneath the chamfered brackets on both the first and second floors. There are also sconces on the west elevation of the Southeast Building and on the east elevation of the Graham House, adjacent to the laundry room.

The Southeast Building features surface-mounted globe lights that are affixed to the eaves. These are located only along the eaves of the Owners' Suite and Lobby (on all elevations). They are not present on the guest unit portion of the building.

The circular, wall-mounted lights do not appear original to the building. They are located in each guest unit bay.

Photo Numbers 5, 13-16, 20, 35, 36

Drawing Numbers N/A

Describe work and impact on feature

The circular, wall-mounted lights will be removed as they do not appear original to the building. New sconce lights that match the historic lights will be added where these non-historic lights were located.

The sconces seem to be original to the buildings' construction and will remain where they currently exist as will the globe lights that hang from the eaves of the Owners' Suite and Lobby and the column globe lantern near the pool.

Number 28

Feature Landscaping

Date of Feature 1965-present

Describe existing feature and its condition

Palmetto trees are located throughout the property, including in the concrete pool deck, Graham House front yard, near the signage, and along the two motel buildings.

The Graham House features a grassy front yard with a concrete front walk, connecting the street to the house. A swing set is located at the east end of the front yard and a swinging bench on the west end.

Other green areas include the space between the Southeast Building and the pool, which features a lawn with flower beds and bushes as well as palmetto trees, as well as the semi-circular front yard enclosed by the knee-wall. It features plants along the wall and palmetto trees and other plantings at the sign's base.

Photo Numbers 19, 21, 27, 28

Drawing Numbers SP1.1, D1.0, D1.1

Describe work and impact on feature

The landscape will largely remain the same. All asphalt will be removed, repaved, and re-stripped. Damaged concrete will be removed and new concrete will be laid.

The grassy areas, such as in front of the Graham House, by the Southeast Building, and the front signage, will all remain. Most of the palm trees will remain except for one which will be relocated from the Graham House to a newly created curb along North Ocean Blvd. All other existing trees and shrubs will be removed. The existing stepping stones around the Lobby will be removed and replaced with faux grass.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 29	Feature Cabana	Date of Feature 2020
------------------	-----------------------	-----------------------------

Describe existing feature and its condition

N/A

Photo Numbers N/A

Drawing Numbers A3.1

Describe work and impact on feature

A new pressure treated wooden cabana will be erected where the laundry and ice machine room are located, adjacent to the Graham House's east elevation. The cabana will feature joists, rafters, and braces with a corrugated metal roof. The cabana will be smaller in massing than the Graham House, being narrower than the house's sides and shorter than its roof line. Three wooden steps will lead up to the cabana. Wooden lattice work will cover the space between the ground and the cabana flooring.

Number 30	Feature Interior Light Valance	Date of Feature 2020
------------------	---------------------------------------	-----------------------------

Describe existing feature and its condition

N/A

Photo Numbers N/A

Drawing Numbers A3.1

Describe work and impact on feature

New light valences will be added in guest rooms to create more lighting since there are no overhead lights in the rooms and few windows. Generally, these will be 10" x 20" and composed of gypsum wallboard but some lengths will vary such as in the guest rooms that feature a den and bedroom separated by a bathroom and kitchenette. These rooms will feature two smaller valences, one in the den and one in the bedroom.



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#2 Exterior Walls



Photo 3 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 4 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation looking west, Northwest Building
12/7/2018



Photo 5 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation bracket and railing detail, CMU stack bond walls
12/7/2018

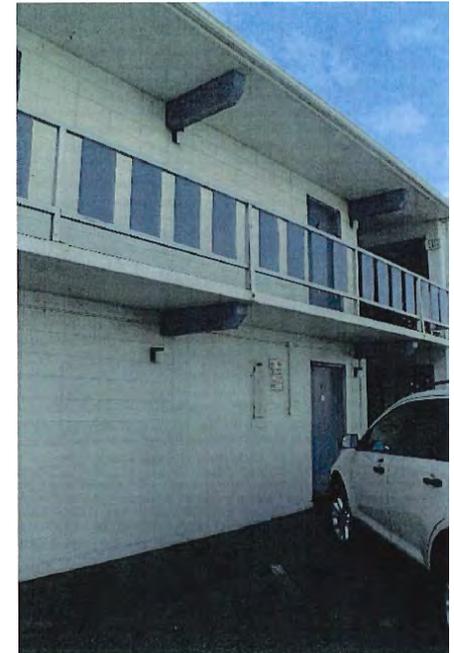


Photo 6 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Chamfered brackets and stuccoed section of elevation
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#2 Exterior Walls



Photo 7 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
West end of north elevation with brick face and screen wall
12/7/2018



Photo 8 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
West elevation of Northwest Building, looking south
12/7/2018



Photo 12 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East façade and lobby, Southwest Building
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#2 Exterior Walls



Photo 14 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique, Southeast Building
12/7/2018



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 16 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation, Southeast Building
12/7/2018



Photo 17 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 19 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and west elevation of lobby
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#2 Exterior Walls



Photo 20 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation of lobby, Southeast Building
12/7/2018



Photo 21 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, south elevation
12/7/2018

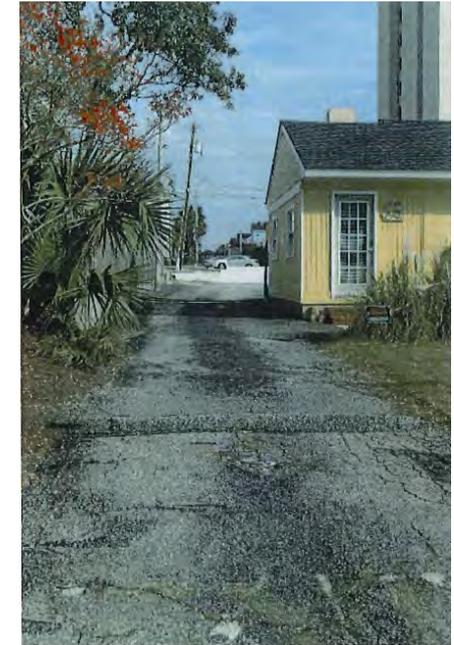


Photo 22 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Graham House
12/7/2018



Photo 23 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Graham House
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#2 Exterior Walls



Photo 24 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Graham House
12/7/2018



Photo 36 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Exposed stack bond CMU exterior wall, sconce light fixture, west elevation of Southeast Building
12/7/2018



Photo 37 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and covered vending machines, south elevation of Southeast Building
12/7/2018



Photo 38 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Covered vending machine area, west elevation of Southeast Building
12/7/2018

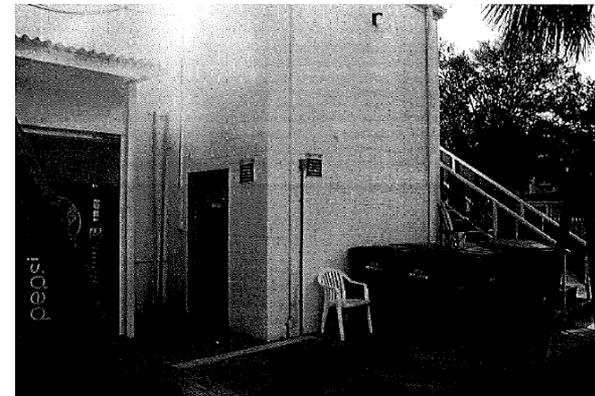


Photo 39 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Electrical room, west elevation of Southeast Building
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #3 Windows



Photo 1 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique of motel complex
12/7/2018



Photo 3 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 8 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
West elevation of Northwest Building, looking south
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #3 Windows



Photo 18 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Southeast Building
12/7/2018



Photo 20 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation of lobby, Southeast Building
12/7/2018



Photo 21 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, south elevation
12/7/2018



Photo 24 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Graham House
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#3 Windows

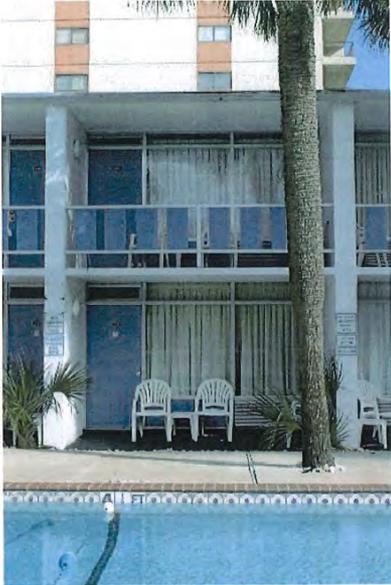


Photo 40 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room storefront system, south elevation of Northwest Building
12/7/2018



Photo 41 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
First level storefront detail, south elevation of Northwest Building
12/7/2018



Photo 42 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Two-story storefront at corner of Northwest Building
12/7/2018



Photo 45 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front lobby, looking west, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#4 Exterior Doors



Photo 4 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation looking west, Northwest Building
12/7/2018



Photo 5 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation bracket and railing detail, CMU stack bond walls
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Photo 10 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#4 Exterior Doors



Photo 16 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation, Southeast Building
12/7/2018



Photo 18 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Southeast Building
12/7/2018

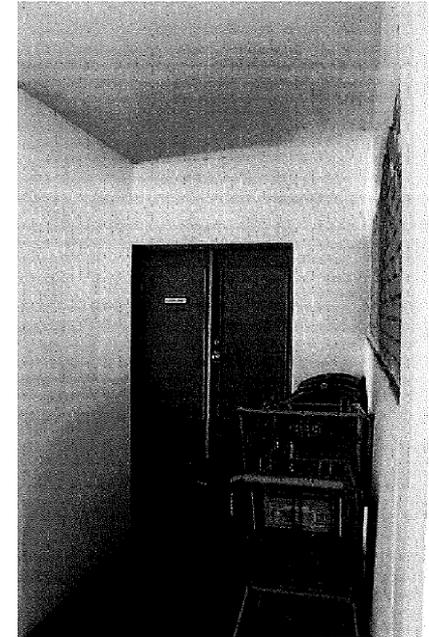


Photo 32 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Corridor and electrical room doors, Northwest Building
12/7/2018



Photo 21 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, south elevation
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#4 Exterior Doors



Photo 40 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room storefront system, south elevation of Northwest Building
12/7/2018



Photo 41 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
First level storefront detail, south elevation of Northwest Building
12/7/2018



Photo 43 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Unique door at north elevation of owners' suite, Southeast Building
12/7/2018



Photo 44 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Unique doors at two-story owners' suite, south elevation of Southeast Building
12/7/2018



Photo 45 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front lobby, looking west, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#5 Decorative Railings



Photo 5 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation bracket and railing detail, CMU stack bond walls
12/7/2018



Photo 9 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation of Northwest Building
12/7/2018

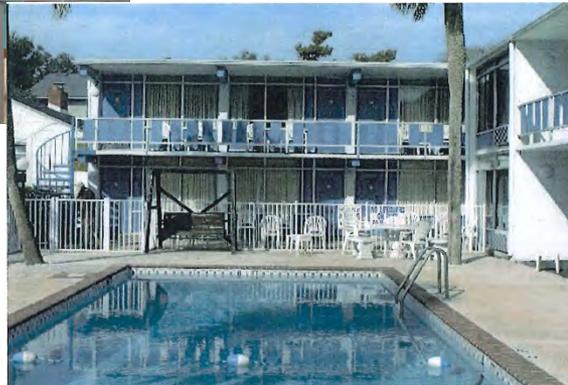


Photo 10 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 6 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Chamfered brackets and stuccoed section of elevation
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#5 Decorative Railings



Photo 14 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique, Southeast Building
12/7/2018



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 16 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation, Southeast Building
12/7/2018



Photo 18 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Southeast Building
12/7/2018



Photo 40 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room storefront system, south elevation of Northwest Building
12/7/2018

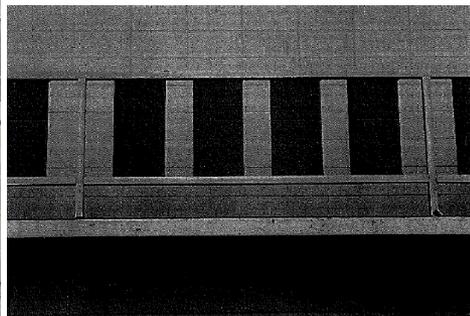


Photo 33 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Decorative railing detail
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#6 Exposed Brackets



Photo 4 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation looking west, Northwest Building
12/7/2018



Photo 5 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation bracket and railing detail, CMU stack bond walls
12/7/2018



Photo 10 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 6 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Chamfered brackets and stuccoed section of elevation
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #7 Spiral Staircase



Photo 10 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 11 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Spiral stair at south end of east elevation
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #8 Brick Screen Wall Stairwell



Photo 7 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
West end of north elevation with brick face and screen wall
12/7/2018

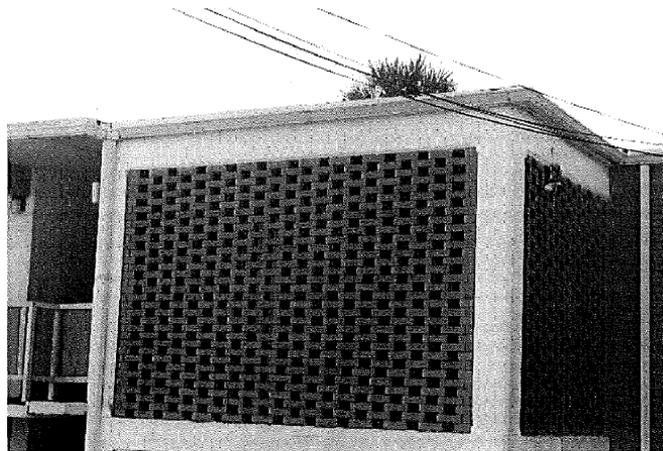


Photo 30 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Brick screen wall enclosing stairwell, Northwest Building
12/7/2018

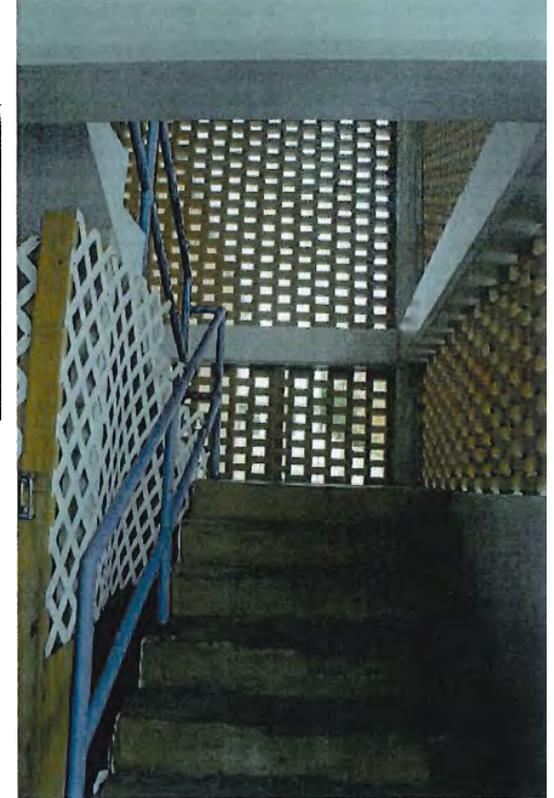


Photo 31 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Interior view of stairwell
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#9 Open Stairway



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 16 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation, Southeast Building
12/7/2018



Photo 34 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Exterior stair, Southeast Building
12/7/2018



Photo 17 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#10 Faux Stone Veneer



Photo 1 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique of motel complex
12/7/2018



Photo 12 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East façade and lobby, Southwest Building
12/7/2018



Photo 19 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and west elevation of lobby
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #10 Faux Stone Veneer



Photo 35 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Stone detail on south elevation of Southeast Building
12/7/2018



Photo 43 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Unique door at north elevation of owners' suite, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#10 Faux Stone Veneer



Photo 1 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique of motel complex
12/7/2018



Photo 12 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East façade and lobby, Southwest Building
12/7/2018



Photo 19 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and west elevation of lobby
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#11 Seamed Mansard Roof



Photo 1 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique of motel complex
12/7/2018



Photo 2 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Northeast oblique of motel complex
12/7/2018



Photo 12 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East façade and lobby, Southwest Building
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#11 Seamed Mansard Roof



Photo 14 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique, Southeast Building
12/7/2018



Photo 19 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and west elevation of lobby
12/7/2018



Photo 20 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation of lobby, Southeast Building
12/7/2018



Photo 35 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Stone detail on south elevation of Southeast Building
12/7/2018

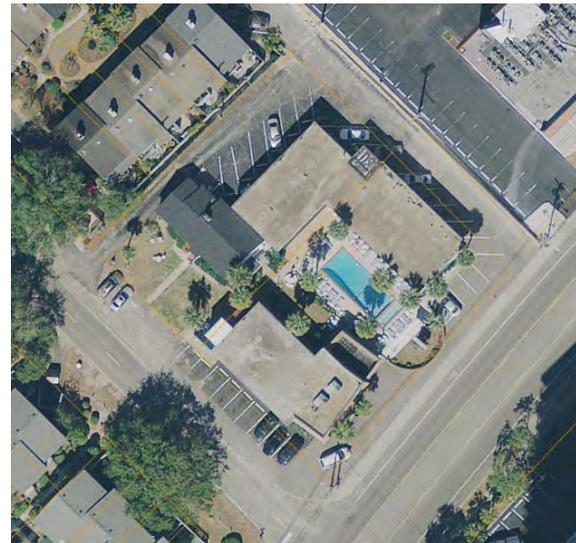


Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #12 Flat Roof



Photo 94 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Aerial view of motel site
c.2019

Courtesy of GoogleMaps



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#13 Interior Layout



Photo 46 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard motel room, looking southwest
12/7/2018



Photo 47 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking south
12/7/2018



Photo 50 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking north
12/7/2018



Photo 53 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite
12/7/2018

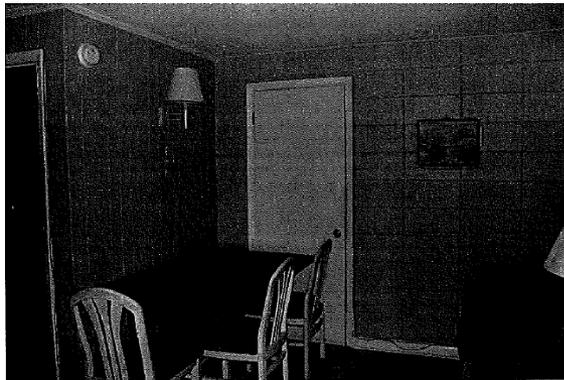


Photo 55 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite with adjoining room door
12/7/2018



Photo 57 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Room connections in second level suite
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #13 Interior Layout



Photo 58 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bedroom
12/7/2018



Photo 59 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bedroom
12/7/2018



Photo 63 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Living room of second level suite
12/7/2018



Photo 68 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Guest room den, looking northeast
12/7/2018



Photo 64 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
First level guest room with den, looking west
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#13 Interior Layout

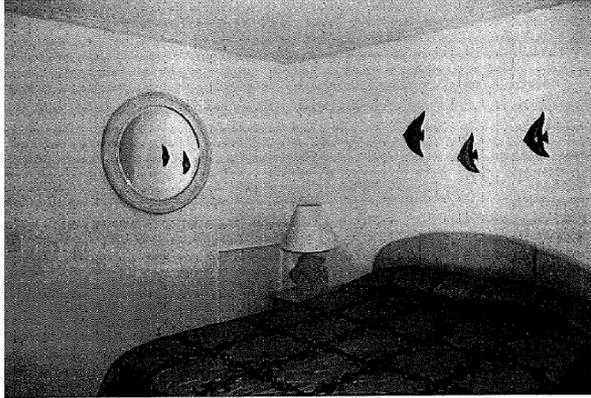


Photo 70 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Corner bedroom (Bedroom 141), looking northeast
12/7/2018



Photo 71 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former Owners' Suite, looking south
12/7/2018

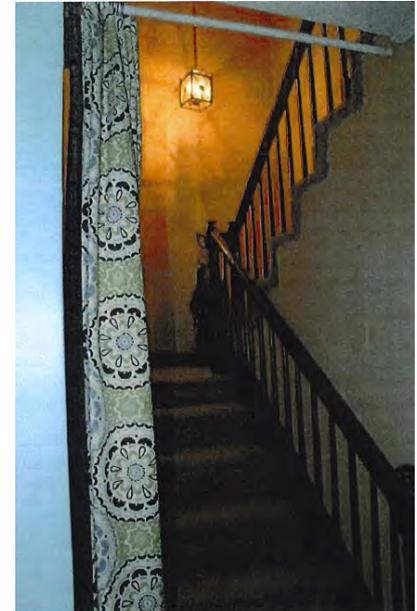


Photo 73 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Stairway to second level (previously sealed), Owners' Suite
12/7/2018



Photo 72 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former entry of Owners' Suite
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #13 Interior Layout



Photo 74 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former bedroom in Owners' Suite
12/7/2018



Photo 75 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite bathroom
12/7/2018



Photo 76 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room and vanity addition, Owners' Suite
12/7/2018



Photo 77 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room, Owners' Suite
12/7/2018

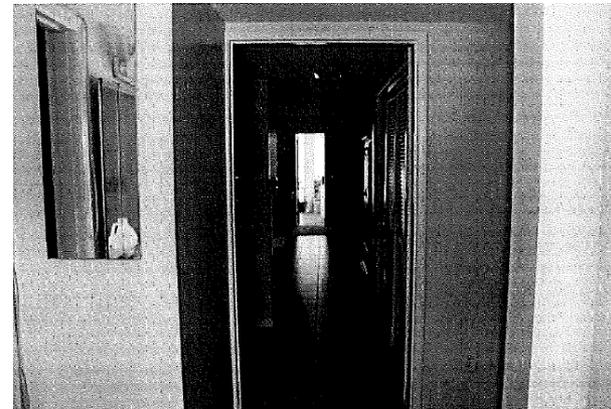


Photo 78 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite looking north
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#14 Interior Wall Finishes



Photo 46 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard motel room, looking southwest
12/7/2018



Photo 47 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking south
12/7/2018

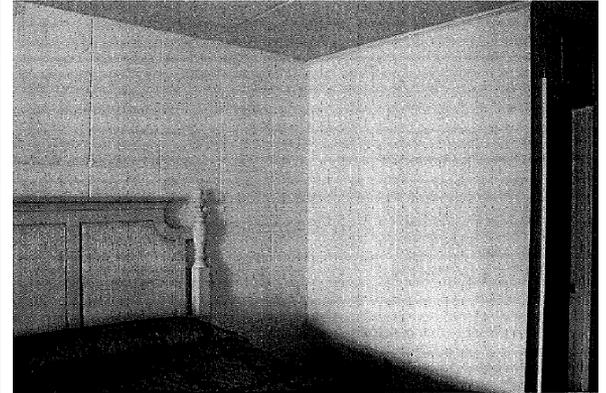


Photo 48 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Exposed CMU and vertical paneling walls
12/7/2018

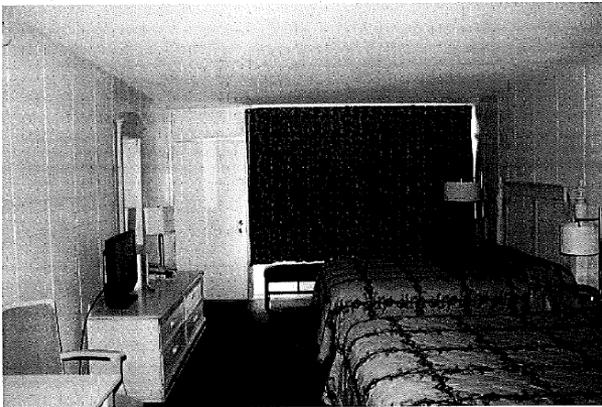


Photo 50 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking north
12/7/2018



Photo 53 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite
12/7/2018



Photo 55 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite with adjoining room door
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#14 Interior Wall Finishes



Photo 57 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Room connections in second level suite
12/7/2018



Photo 58 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bedroom
12/7/2018



Photo 64 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
First level guest room with den, looking west
12/7/2018



Photo 59 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bedroom
12/7/2018



Photo 63 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Living room of second level suite
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#14 Interior Wall Finishes

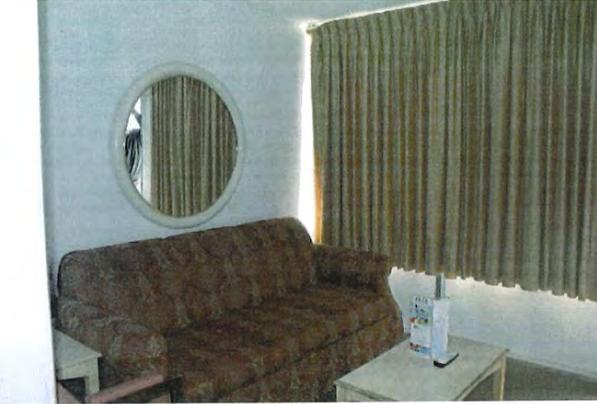


Photo 68 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Guest room den, looking northeast
12/7/2018

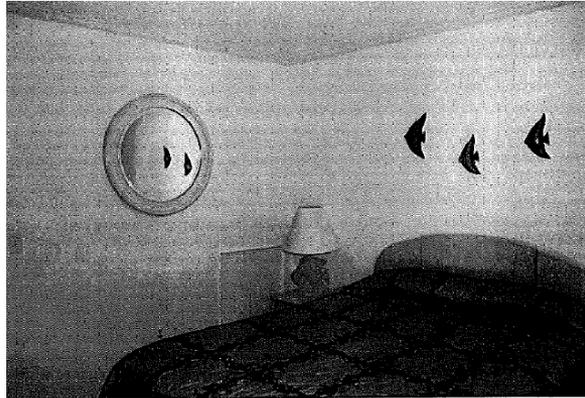


Photo 70 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Corner bedroom (Bedroom 141), looking northeast
12/7/2018

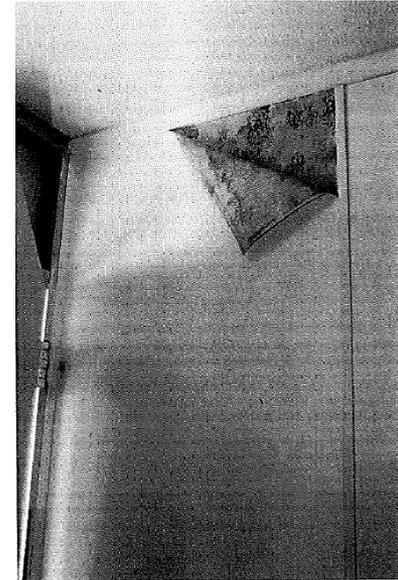


Photo 69 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Peeling wall treatment
12/7/2018



Photo 71 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former Owners' Suite, looking south
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #14 Interior Wall Finishes



Photo 72 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former entry of Owners' Suite
12/7/2018



Photo 74 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former bedroom in Owners' Suite
12/7/2018



Photo 75 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite bathroom
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #14 Interior Wall Finishes



Photo 76 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room and vanity addition, Owners' Suite
12/7/2018



Photo 77 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room, Owners' Suite
12/7/2018



Photo 78 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite looking north
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#15 Floors



Photo 46 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard motel room, looking southwest
12/7/2018

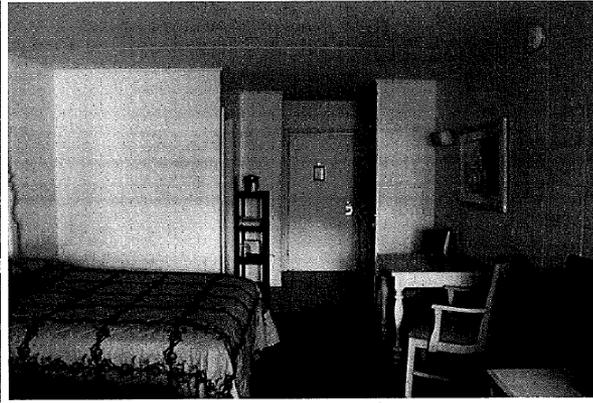


Photo 47 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking south
12/7/2018

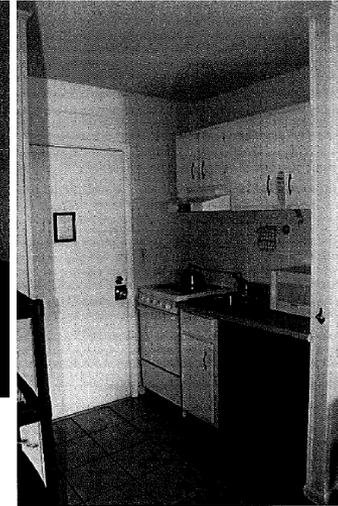


Photo 49 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard kitchenette
12/7/2018



Photo 50 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking north
12/7/2018



Photo 51 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard bathroom
12/7/2018



Photo 62 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Decorative tile floor, bathroom
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #15 Floors



Photo 53 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite
12/7/2018



Photo 56 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard bathroom, second level suite
12/7/2018



Photo 57 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Room connections in second level suite
12/7/2018



Photo 59 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bedroom
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #16 Ceilings



Photo 46 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard motel room, looking southwest
12/7/2018



Photo 47 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking south
12/7/2018

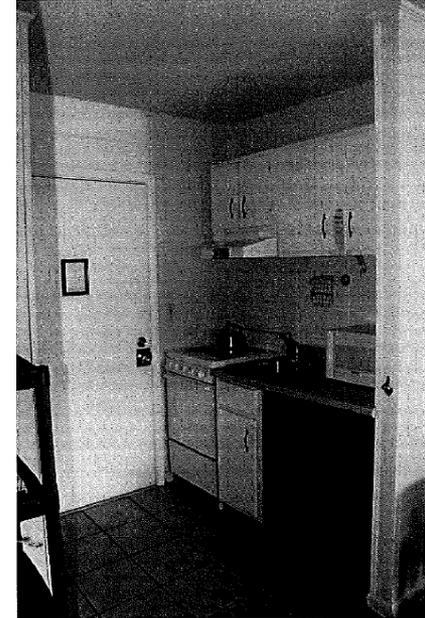


Photo 49 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard kitchenette
12/7/2018

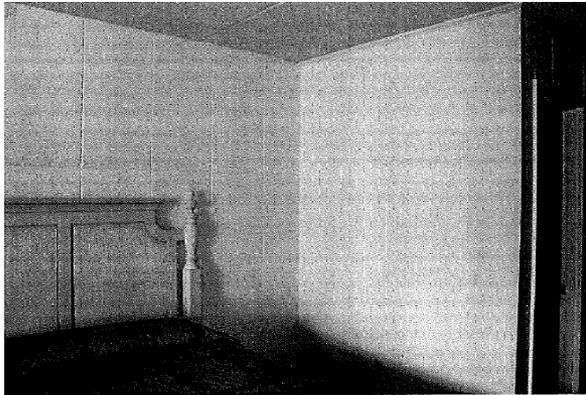


Photo 48 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Exposed CMU and vertical paneling walls
12/7/2018

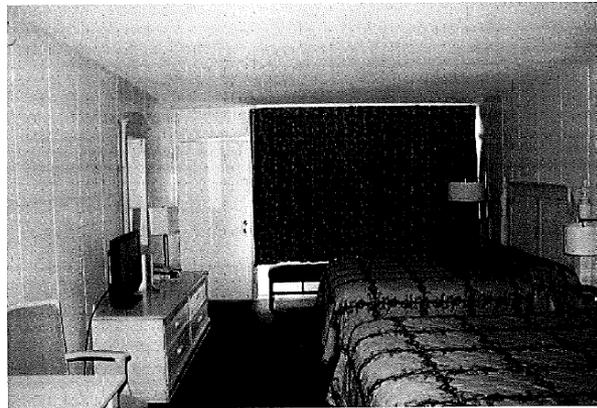


Photo 50 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room, looking north
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #16 Ceilings

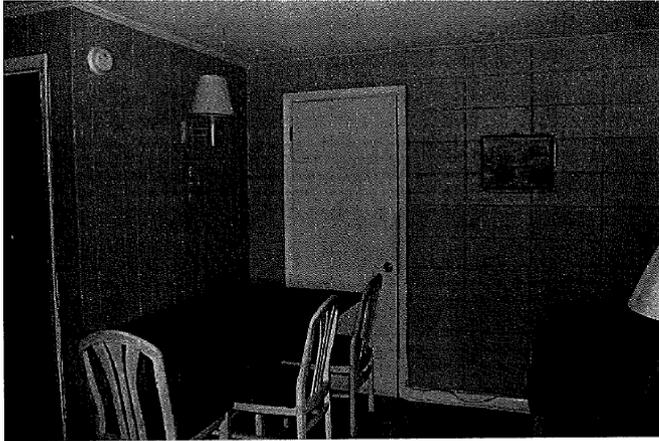


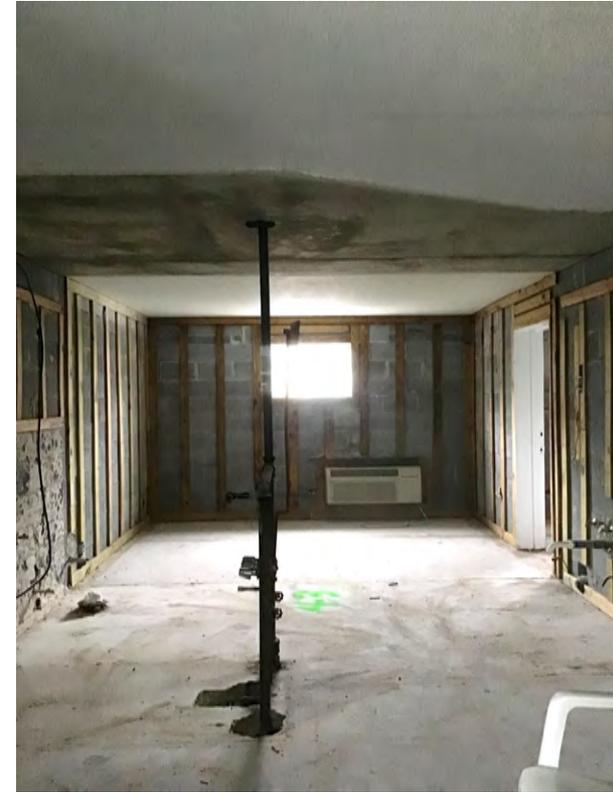
Photo 55 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite with adjoining room door
12/7/2018



Photo 60 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Popcorn ceiling, second level suite
12/7/2018



Photo 65 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Kitchenette
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #17 Bathrooms



Photo 51 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard bathroom
12/7/2018



Photo 52 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard combination shower/tub
12/7/2018



Photo 56 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard bathroom, second level suite
12/7/2018



Photo 61 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Second level suite bathroom
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #17 Bathrooms



Photo 66 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard bathroom
12/7/2018

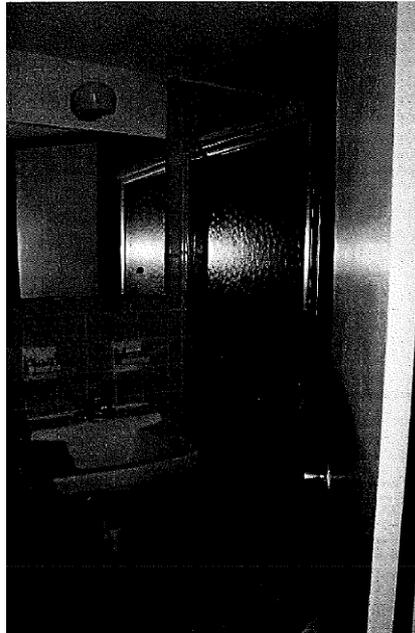


Photo 67 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Shower/tub combination
12/7/2018



Photo 75 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite bathroom
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #18 Kitchenettes

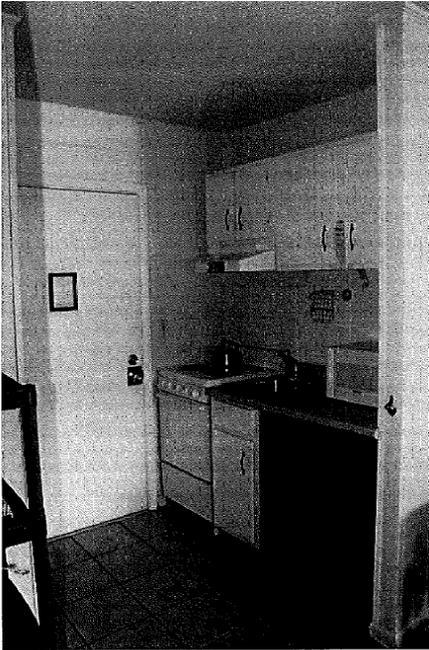


Photo 49 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard kitchenette
12/7/2018



Photo 54 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Kitchenette, second level suite
12/7/2018



Photo 65 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Kitchenette
12/7/2018

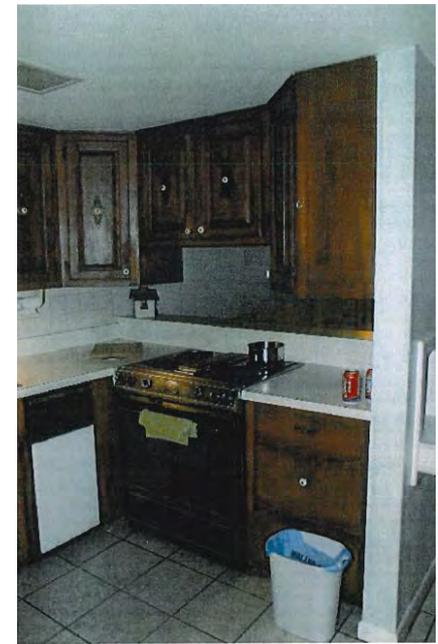


Photo 79 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite kitchen
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #19 Lobby



Photo 45 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front lobby, looking west, Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #20 Owners' Suite



Photo 71 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former Owners' Suite, looking south
12/7/2018



Photo 73 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Stairway to second level (previously sealed), Owners' Suite
12/7/2018



Photo 74 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former bedroom in Owners' Suite
12/7/2018



Photo 72 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former entry of Owners' Suite
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #20 Owners' Suite



Photo 75 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite bathroom
12/7/2018



Photo 76 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room and vanity addition, Owners' Suite
12/7/2018

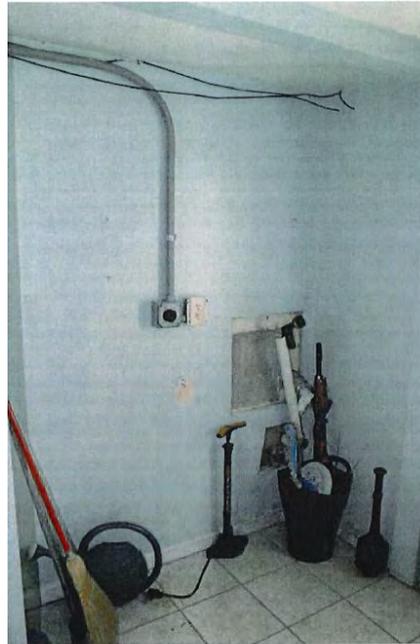


Photo 77 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Laundry room, Owners' Suite
12/7/2018

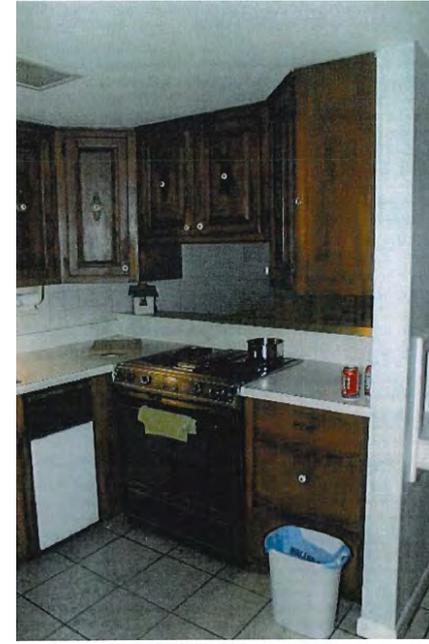


Photo 79 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite kitchen
12/7/2018

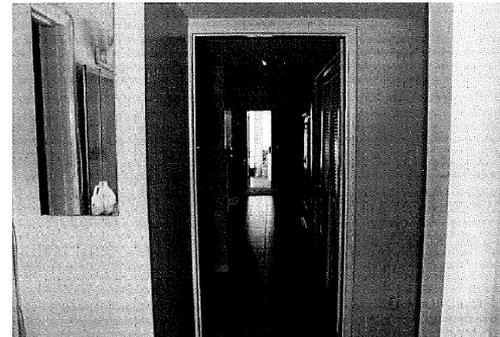


Photo 78 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Owners' Suite looking north
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #21 Interior Doors

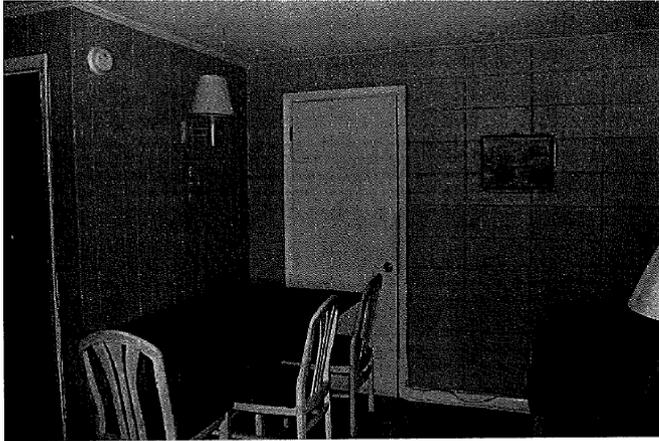


Photo 55 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Breakfast nook in second level suite with adjoining room door
12/7/2018

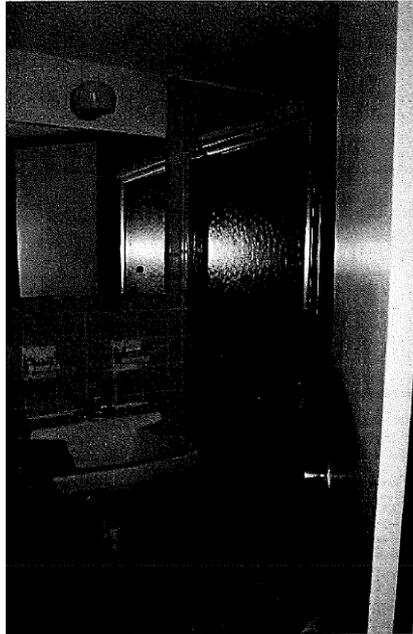


Photo 67 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Shower/tub combination
12/7/2018



Photo 74 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Former bedroom in Owners' Suite
12/7/2018



Photo 57 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Room connections in second level suite
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #22 Sign



Photo 27 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front yard with signage planter
12/7/2018

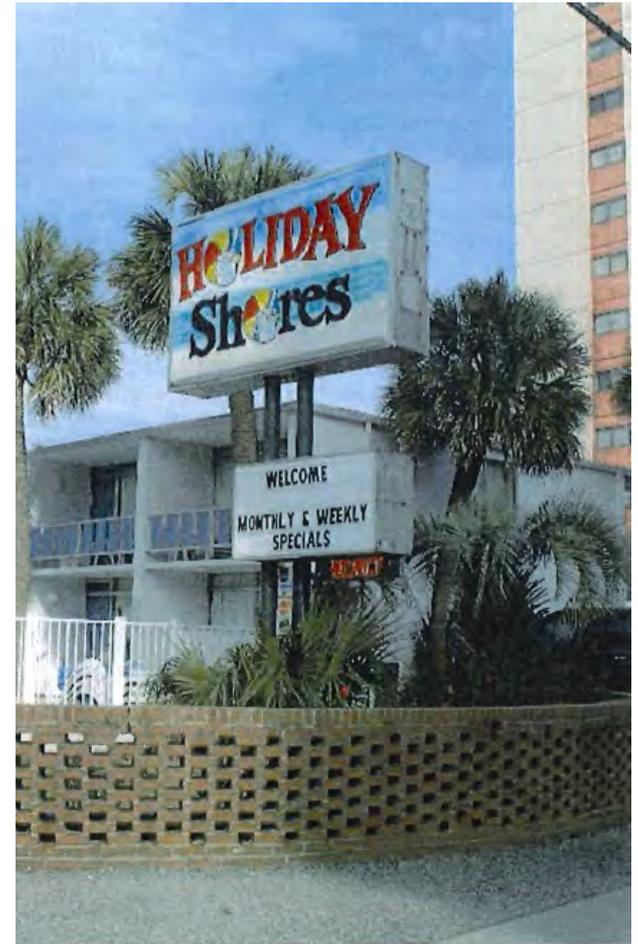


Photo 25 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Later-addition motel sign, looking northwest
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#23 Pools



Photo 9 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation of Northwest Building
12/7/2018



Photo 10 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Northwest Building
12/7/2018



Photo 18 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Southeast Building
12/7/2018



Photo 20 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation of lobby, Southeast Building
12/7/2018



Photo 29 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Pool and kiddie pool, looking west
12/7/2018



Photo 40 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room storefront system, south elevation of Northwest Building
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #24 Brick Screen Wall



Photo 26 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Semi-circular brick knee wall, looking west
12/7/2018



Photo 27 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front yard with signage planter
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#25 Graham House



Photo 24 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Graham House
12/7/2018



Photo 21 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, south elevation
12/7/2018

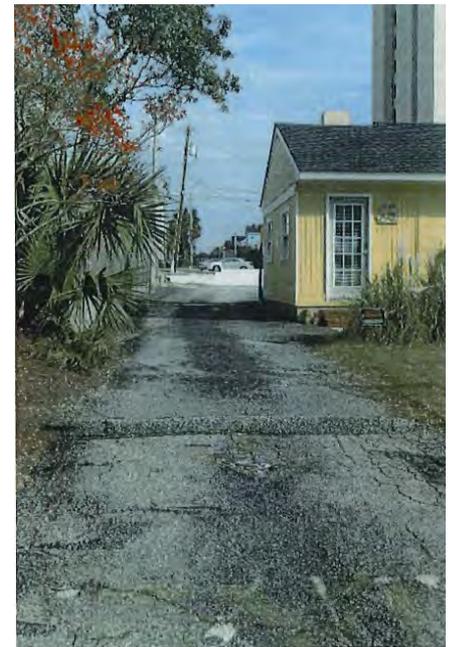


Photo 22 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Graham House
12/7/2018



Photo 23 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation, Graham House
12/7/2018



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House



Photo 80 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House living room, looking west
2/10/2020



Photo 81 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House living room, looking southeast
2/10/2020



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House

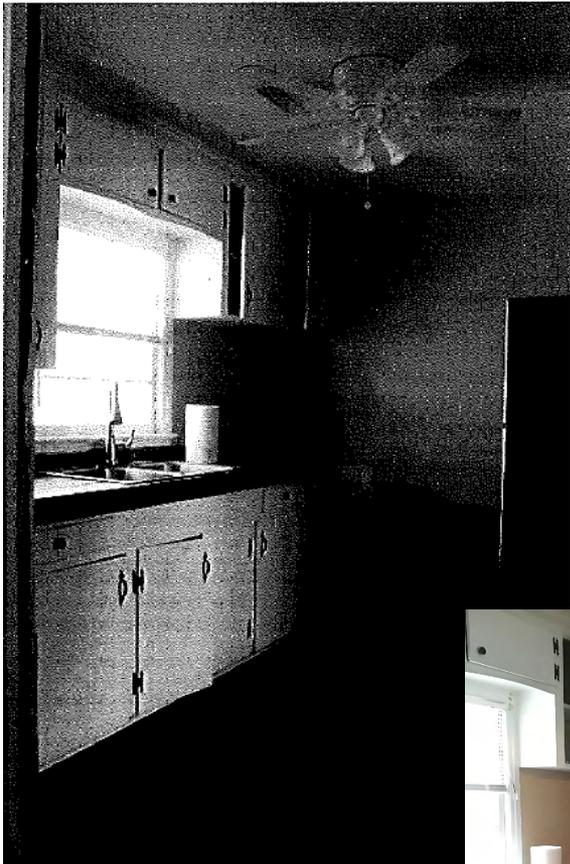


Photo 82 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House kitchen, looking east
2/10/2020



Photo 83 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House laundry room, looking west
2/10/2020

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House



Photo 84 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House enclosed sunroom, looking southwest
2/10/2020



Photo 85 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, hallway looking north
2/10/2020



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House



Photo 86 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, bathroom, looking south
2/10/2020

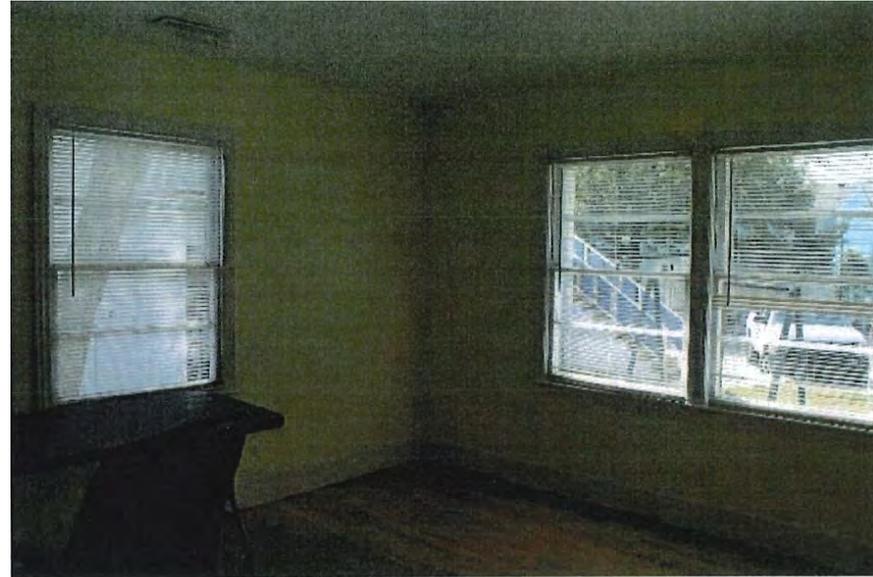


Photo 87 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, southeast bedroom, looking southeast
2/10/2020



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House

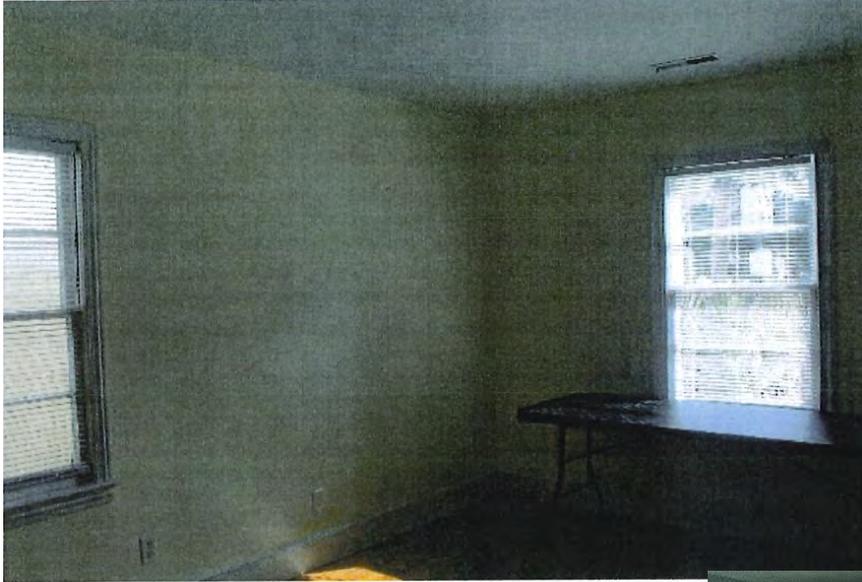


Photo 88 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, northeast bedroom, looking northeast
2/10/2020



Photo 89 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, western bedroom, looking northwest
2/10/2020



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #25 Graham House



Photo 90 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, living room fireplace
2/10/2020



Photo 91 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, original living room floors and replacement kitchen floors
2/10/2020



Photo 92 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, original floors and west bedroom carpet floor
2/10/2020



Photo 93 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, doors in northeast bedroom
2/10/2020

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #26 MEP



Photo 8 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
West elevation of Northwest Building, looking south
12/7/2018



Photo 41 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
First level storefront detail, south elevation of Northwest Building
12/7/2018



Photo 42 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Two-story storefront at corner of Northwest Building

12/3/2018



Photo 40 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Standard guest room storefront system, south elevation of Northwest Building
12/7/2018

Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#27 Exterior Light Fixtures



Photo 5 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation bracket and railing detail, CMU stack bond walls
12/7/2018



Photo 13 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Lobby of Southeast Building, north end of east façade
12/7/2018



Photo 14 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southeast oblique, Southeast Building
12/7/2018



Photo 15 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Southwest oblique, Southeast Building
12/7/2018



Photo 16 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
South elevation, Southeast Building
12/7/2018



Photo 20 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
North elevation of lobby, Southeast Building
12/7/2018

Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #27 Exterior Light Fixtures



Photo 35 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Stone detail on south elevation of Southeast Building
12/7/2018



Photo 36 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Exposed stack bond CMU exterior wall, sconce light fixture, west elevation of Southeast Building
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

#28 Landscaping



Photo 19 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Landscaping and west elevation of lobby
12/7/2018



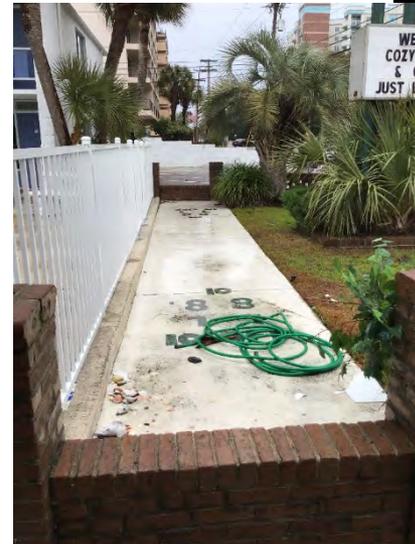
Photo 21 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Graham House, south elevation
12/7/2018



Photo 28 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Shuffleboard court, east end of property
12/7/2018



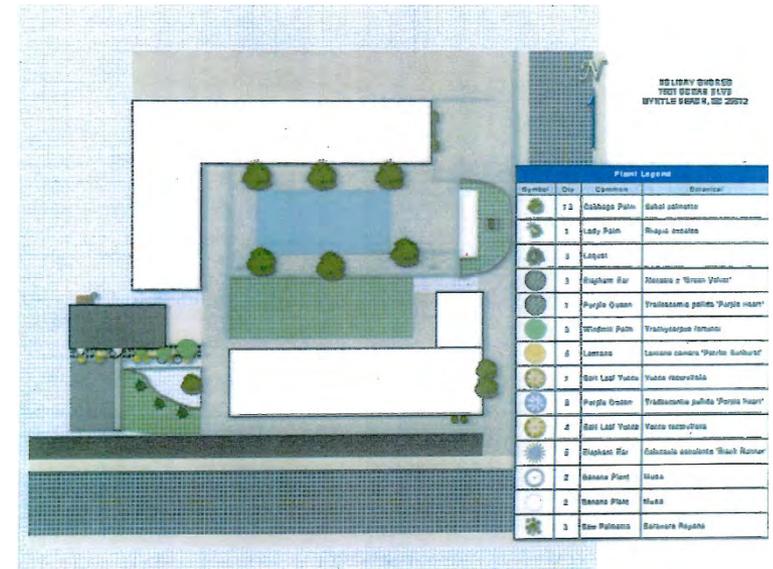
Photo 27 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
Front yard with sign planter
12/7/2018



Holiday Shores Motel (Tawana Motel)

7501 N. Ocean Blvd. Special Tax Assessment

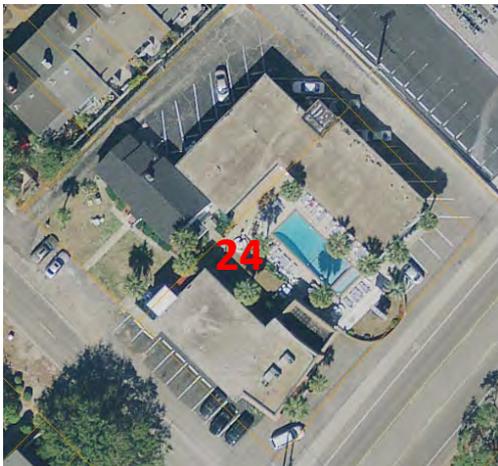
#28 Landscaping



Holiday Shores Motel (Tawana Motel) 7501 N. Ocean Blvd. Special Tax Assessment #29 Cabana, #30 Interior Light Valance



Photo 24 – Tawana Motel
7501 N. Ocean Blvd. Myrtle Beach, SC
East elevation of Graham House
12/7/2018



**Board of Architectural Review Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Preliminary Special Tax Assessment for Rehabilitated Property,
PIN # 444-01-01-0041

ISSUE:

Should the BAR grant historic designation and preliminary certification to the construction and rehabilitation for the Edwards 5¢-10¢-\$100 building at 819 North Kings Hwy., Myrtle Beach under Chapter 19, Section 19-7 of the Horry County Code of Ordinances?

PROPOSED ACTION:

Vote on historic designation and preliminary certification for the construction and rehabilitation of the Edwards 5¢-10¢-\$100 building at 819 North Kings Hwy., Myrtle Beach, SC.

RECOMMENDATION:

Staff recommends approval of the historic designation and Preliminary Special Tax Assessment.

BACKGROUND:

Chapter 19, Section 19-7 of the Horry County Code of Ordinances provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must meet the following conditions:

7. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
8. The proposed rehabilitation receives approval of rehabilitation work from the BAR, using the Secretary of the Interior Standards of Historic Preservation; and,
9. The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project. If the project is

not completed after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed, but not for more than five years from the preliminary certification date.

ANALYSIS:

The applicant proposed to rehabilitate the Edwards 5¢-10¢-\$100 building at 819 North Kings Hwy., Myrtle Beach. The Horry County Year Built Parcel Data identifies 1950 as the year this building was constructed. This property is in Myrtle Beach's Historic District and fair market value at the time of application per Horry County Tax Assessor's Office is \$289,300.00. Per Ordinance 106-07, minimum expenditures of 25% of the fair market value, \$72,325.00 must occur within a two year period. The rehabilitation work includes the following elements:

1. Exterior Masonry
2. Storefront
3. Windows
4. Metal Canopy
5. Signboard
6. Exterior Doors
7. Interior Layout
8. Interior Columns
9. Stairwells
10. Wall Finishes
11. Ceilings
12. Floors
13. Trim/Molding
14. Elevator

Mr. Carter and Mrs. Conklin conducted a site visit on April 14, 2020.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Edward's 5¢ - 10¢ - \$1.00 Store NPS Project Number 41115
Property Address 819 North Kings Highway Myrtle Beach Horry SC 29577

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Exterior Masonry</u>	Date of Feature <u>1952</u>
------------------------	--	------------------------------------

Describe existing feature and its condition

The building features a running bond on the east facade and a 5-course common bond on the remaining elevations. The facade brick is traditional red brick while the north, south, and west elevations feature variegated brick. Generally, the brick is in good condition although some areas feature residual adhesive from former signage (south elevation) and a patched hole on the southern pilaster of the facade.

Photo Numbers 1-9, 52-55 Drawing Numbers A-201 thru A-206

Describe work and impact on feature

The masonry is largely in good condition, so no work will be conducted on it. The small damaged area on the pilaster will have matching bricks added and mortar repointed to restore the original appearance to that area.

Number <u>2</u>	Feature <u>Storefront</u>	Date of Feature <u>1952, c.1978</u>
------------------------	----------------------------------	--

Describe existing feature and its condition

The storefront largely retains its original design although the center projecting portion was drawn out at a later, unknown date based on historic photographs, most likely around 1978. The original display window footprint is still extant although the glass has been replaced with vinyl siding. The granite bulkheads remain on the two outer display windows while the center projecting bulkhead does not feature granite bulkheads, but PVC boards. The storefront framing system is comprised of anodized aluminum.

Photo Numbers 1, 7, 11, 12, 19, 52, 55 Drawing Numbers A-101, A-102, A-201, A-701

Describe work and impact on feature

The original storefront design will be restored. The projecting center portion with a PVC board bulkhead will be demolished and the original recessed center will be rebuilt to match its original look. It will feature granite a bulkhead to match the two outer display window bulkheads. The historic display windows will be restored with glass and aluminum framing will be restored per Historic Photograph #55. The angled walls creating display boxes will be returned to the design. New storefront glass will be installed since none of the historic glass remains extant. This new glass will be replaced with a single pane, tempered glass (see attachment #1). The two existing replacement single doors will be removed and replaced with the historic double door entrances.

Number <u>3</u>	Feature <u>Windows</u>	Date of Feature <u>1952, c.2000s</u>
------------------------	-------------------------------	---

Describe existing feature and its condition

There are four types of windows present within the building. The five facade windows, the most visible of the building, are white twelve-over-twelve double hung wooden windows. These are flanked by three-panel wooden shutters, which are original, and surmounted by brick jack arches and a cast stone keystone.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

The second type of window is a two-over-two double hung aluminum windows with horizontal muntins. These two windows are located on the second level of the north elevation and appear original to the building.

The third window type of window is located on the west elevation's second level. These are two-light fixed windows with vertical muntins. These windows appear to replace a previous window fenestration, most likely the two-over-two horizontal muntin windows.

The final window type is a one-over-one fixed aluminum window. There are three of these located on the second level of the slanted northwest elevation and they appear to replace previous windows, most likely two-over-two horizontal muntin windows.

Photo Numbers 1-3, 14, 16, 32-34, 38, 52-55

Drawing Numbers A-201 thru A-206, A-702

Describe work and impact on feature

The second level facade windows will be repaired as needed.

The second level rear elevation windows that have been replaced will be restored to a double hung two-over-two horizontal muntin fenestration in anodized aluminum to match the existing windows at the rear.

Four new window openings will be punched into the second level of the south elevation. These will complement the windows located on the secondary elevations but will distinct so as not to create a false sense of historical development. These new windows will be single pane one-over-one anodized aluminum-framed windows. The glass will be clear. (See attachment # 1 for glazing specs)

Number 4	Feature Metal Canopy	Date of Feature 1952
----------	----------------------	----------------------

Describe existing feature and its condition

The building's east facade features a flat aluminum metal canopy with rounded edges across the storefront. The face/fascia of the canopy has a fluted aluminum appearance while the underside features white beaded vinyl siding. The canopy is in fair condition with the southern corner showing signs of deterioration and replacement while the underside is buckling and discolored. Vegetation is growing along the stop of the canopy.

Photo Numbers 1, 7, 9, 10, 13, 52-55

Drawing Numbers A-201, A-206

Describe work and impact on feature

The metal canopy will be repaired and restored to its original appearance. The

Two new canopies will be added over the new doors on the south elevation. These new canopies will be flat aluminum canopies with squared corners to differentiate them from the historic, curved edges of the original canopy.

Number 5	Feature Cornices	Date of Feature 1952
----------	------------------	----------------------

Describe existing feature and its condition

The facade features two cornices: a storefront cornice, located between the signboard and windows, and a building cornice at the roof line. Both cornices are simple. The storefront cornice is composed of cast stone and the building cornice is made of wood, painted white, and features a wide fascia board. Both cornices appear in good condition.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo Numbers 1, 7, 8, 13, 52-55

Drawing Numbers A-201

Describe work and impact on feature

Because both cornices are in good condition, they will remain as they appear with no work being conducted on them.

Number 6	Feature Signboard	Date of Feature 1952
-----------------	--------------------------	-----------------------------

Describe existing feature and its condition

Although largely obscured by later-addition boards, an original red signboard spans the facade above the metal canopy. Scarring of previous letters and their adhesive are visible on the vitrolite or red baked enamel sign. The signboard features fluted aluminum edges on the top and bottom.

Photo Numbers 1, 7, 9, 13, 52-55

Drawing Numbers A-201

Describe work and impact on feature

The wooden sign obscuring the original signboard will be removed to reveal the historic signboard in its entirety. The new tenant, Grand Strand Brewing Company, will feature raised letters across the board. The vitrolite(or like material)or the red baked enamel signboard sections will be repaired or replaced to match the existing.

Number 7	Feature Exterior Doors	Date of Feature c.1978
-----------------	-------------------------------	-------------------------------

Describe existing feature and its condition

The storefront currently features two recessed entrances, one on each end of the storefront. These are both single-door entrances with replacement doors. Originally, there were two sets of glass double doors at each entry as evidenced in historic photographs.

The rear (west) elevation features two door openings: a hollow metal single door is located near the south end and a set of paneled metal double doors farther north, near the angled northwest elevation.

Photo Numbers 1, 2, 7, 12, 15, 21, 28, 55

Drawing Numbers A-201, A-204 thru A-206, A-701, A-702

Describe work and impact on feature

The storefront doors will be replaced with glass and aluminum frame double doors at each of the two entrances as mentioned above in Storefront.

The rear entrances will be replaced with steel security doors.

The south elevation will become exposed as the neighboring building is being demolished and will feature three new entrances along it. These will feature two sets of storefront doors at the center of the elevation as well as near the eastern end. These doors will be recessed from the original building envelope. Near the western end, there will be a garage-style roll up door to access the brewery storage area.

Number 8	Feature Roof	Date of Feature c.2000s
-----------------	---------------------	--------------------------------

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Describe existing feature and its condition

The roof is flat with a built-up finish system, which is in good condition. A small pyramidal rooftop mechanical room is located in the northwest corner. Additional HVAC equipment surrounds the enclosed room.

Photo Numbers 5, 53

Drawing Numbers A-109, A-110

Describe work and impact on feature

The roof will largely remain the way it currently appears, including the built-up finish system as it is in good condition. Additional mechanical equipment, such as chiller systems, HVAC units, vent hoods, and mini split condenser units.

Number 9	Feature Interior Layout	Date of Feature 1952, c.1978
-----------------	--------------------------------	-------------------------------------

Describe existing feature and its condition

The interior retains much of its original design although alterations have been made throughout the years. The northern entrance opens to a corridor that leads to the building's rear. Multiple rooms are located along the north side of the corridor. The majority of the first floor, south of the corridor, is open space supported by square columns. The rear (west end) of the building features a stair as well as an elevator shaft and smaller rooms, one of which features a glass display window to view into the large open space. A second stair is located in the southeast corner of the building. Historically, the first floor was primarily open to provide a large shopping and display area with rear offices and a stock room on the second floor.

Photo Numbers 17-22, 25-30, 33, 36, 37, 39-47

Drawing Numbers A-101, A-102, A-105, A-106

Describe work and impact on feature

The open space element of the first floor will be restored. The existing partition walls will be demolished and a large open space will occupy most of the first floor. The existing wall separating the main, historic mercantile space from the rear portion of the first level will remain on the south side of the building to continue separating the new restaurant space from the back of house areas. The northern wall of the front space will feature brewing equipment along it, but it will not be physically separated from the dining area to enhance the openness except through a change in the floor finish. A bar will be located at the center of the separation wall. The southern wall of the dining area will feature a vestibule for stair access to the second level. This will be located at the southeast corner while the restrooms for the brewery will be located west of this at the center of the wall. The rear "back of house" section will feature a large storage space, cold storage immediately behind the bar, a lab in the elevator shaft, and a kitchen in the southwest corner. The existing rear stair will remain but have a 1 hour rated partition wall enclosing it.

The second floor will become 10 apartment units. There will be four studio units along the eastern wall with each unit aligning with one of the five windows along the facade. The fifth window in the southeast corner will serve the stairwell. From the stairwell in the southeast corner, a corridor will briefly run west before heading north to access the four apartments on the east side. At the center of the building, the corridor will fork, with one corridor continuing north while a second one runs west. This corridor accesses

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

four additional units before turning south and again west to access the final two units as well as a small lobby to the rear stair.

Number 10	Feature Interior Columns	Date of Feature 1952
------------------	---------------------------------	-----------------------------

Describe existing feature and its condition

The first floor features two rows of five square columns running east to west throughout its spaces. Originally, they were all exposed throughout the space. However, since partition walls have been constructed, the northern columns are somewhat obscured.

Photo Numbers 17, 18, 20, 22, 55	Drawing Numbers A-101, A-102
----------------------------------	------------------------------

Describe work and impact on feature

The columns will be retained and used in the new design. The columns that are covered in sheet rock will have the sheet rock removed and keep the columns in their original configuration and restore them to match the existing ones.

Number 11	Feature Stairwells	Date of Feature 1952, c.1978
------------------	---------------------------	-------------------------------------

Describe existing feature and its condition

There are currently two stairways in the building, one of which is original. The rear stair is original and located at the west end of the building. It is narrow and concrete with a steel handrail. The stair at the front (east end) of the building was added around 1978. This stair is wooden with a handle affixed to the adjacent wall.

Photo Numbers 31, 44	Drawing Numbers A-101, A-102, A-105, A-106
----------------------	--

Describe work and impact on feature

Both stairs will remain in their current configuration. A fire rated wall will enclose both stairwell lobbies to meet code.

Number 12	Feature Wall Finishes	Date of Feature 1952, c.1978
------------------	------------------------------	-------------------------------------

Describe existing feature and its condition

The first floor, as the shopping area for patrons, included plaster walls and ceilings, which remain extant. The later addition (c.1978) walls are composed of gypsum wall board.

The second floor features a combination of exposed brick and clay tile walls as well as later constructed gypsum walls. Some walls, such as the stock room office, appears to have plaster walls, but largely the second floor features exposed brick.

Photo Numbers 17-23, 25-47	Drawing Numbers A-102, A-106
----------------------------	------------------------------

Describe work and impact on feature

All new construction walls will be composed of gypsum wall board while the existing plaster walls along the building envelope will remain on the first floor.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

The second level will feature exposed brick and clay structural tile walls along the building envelope while new construction walls will be gypsum wall board.

Number 13	Feature Ceilings	Date of Feature 1952, c.1978
------------------	-------------------------	-------------------------------------

Describe existing feature and its condition

The corridor and rooms on the north end of the building feature dropped acoustical tile ceilings as does the rear corridor and the southwest corner rooms. The southeast corner office also features acoustical ceiling tiles.

The second floor primarily features exposed metal decking, particularly in the large open space and the corridors with some smaller rooms exhibiting the same finish. It appears that this exposed finish was historically accurate as it served as a store room and no scarring of a drop ceiling are extant. Multiple small, finished rooms feature gypsum wallboard ceilings and three small mechanical/electrical rooms feature acoustical ceiling tiles.

Photo Numbers 23-25, 27, 28, 35, 38, 39, 46, 47 Drawing Numbers A-103, A-104, A-107, A-108

Describe work and impact on feature

The plaster ceilings will remain on the first floor in the bar seating area, southeast stair lobby, and part of the rear storage area until the existing ceiling bulkhead. The kitchen and remainder of the storage area will have acoustical ceiling tiles for cleanliness while the bathrooms, rear stair lobby, and lab will feature painted gypsum ceilings.

The second floor will retain its open, exposed ceilings in the apartments. The corridors connecting the apartments as well as the stair lobbies and boiler room in the southwest corner will feature painted gypsum ceilings.

Number 14	Feature Floors	Date of Feature 1952,
------------------	-----------------------	------------------------------

Describe existing feature and its condition

The floors vary throughout the building. The first level features carpeted floors that cover original 9x9 linoleum tile floors. The second level features concrete floors, some of which have been painted.

Photo Numbers 48-50 Drawing Numbers A-102, A-106

Describe work and impact on feature

The first floor will feature new 9x9 vinyl tiles to match the historic asbestos tiles in the bar seating area. The flooring along the northern wall where the brewing equipment is located will feature epoxy sealed concrete flooring. This will also be present in the bathrooms and storage area, beginning at the bar/cold storage wall. However, the tiles will remain in the northeast corner at the storefront.

The second level will also feature epoxy sealed concrete floors.

Number 15	Feature Trim/Molding	Date of Feature 1952
------------------	-----------------------------	-----------------------------

Describe existing feature and its condition

The first floor features thick baseboard trim, which is original to the building.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo Numbers 17, 21, 30, 39, 42, 51 Drawing Numbers A-101, A-102

Describe work and impact on feature

This trim will remain along the existing walls. However, it will not be relocated to new construction walls to prevent a false sense of historical development.

Number 16 **Feature** Elevator **Date of Feature** 1952, 2020

Describe existing feature and its condition

A small cargo elevator is located at the west end of the building. It is too small and in too poor condition to serve as an elevator.

Photo Numbers _____ Drawing Numbers A-101, A-102, A-105, A-106

Describe work and impact on feature

While the elevator will no longer function, the shaft will remain in place on the first floor and serve as a lab. The shaft will be removed on the second level to make way for a studio apartment.

Number _____ **Feature** _____ **Date of Feature** _____

Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

Describe work and impact on feature

Add Item

Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #1 Exterior Masonry

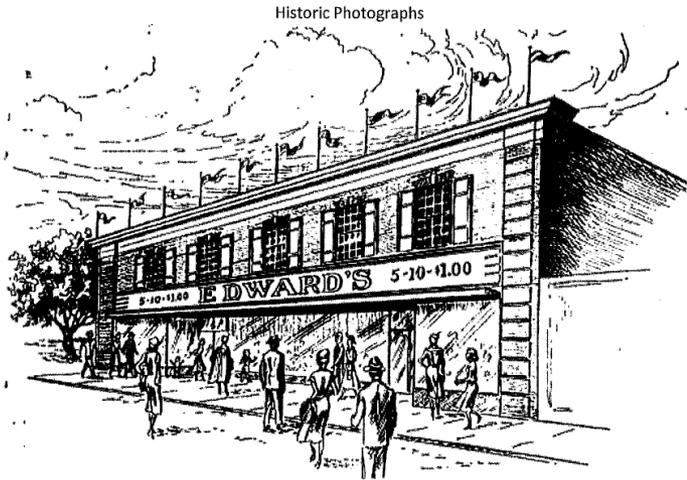


Photo 52 – Grand opening announcement, east façade from *Myrtle Beach Sun* Newspaper – 5/30/1952

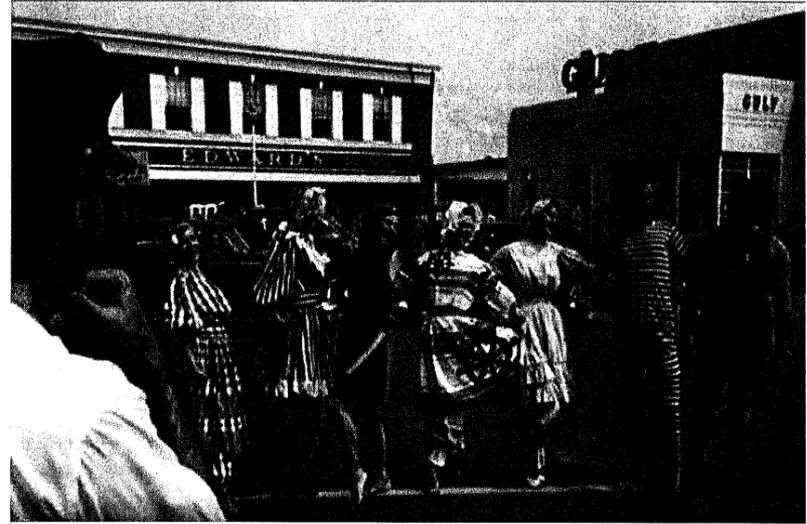


Photo 54 – Façade. Still from YouTube video, Courtesy of Cathooker2 – c.1960s

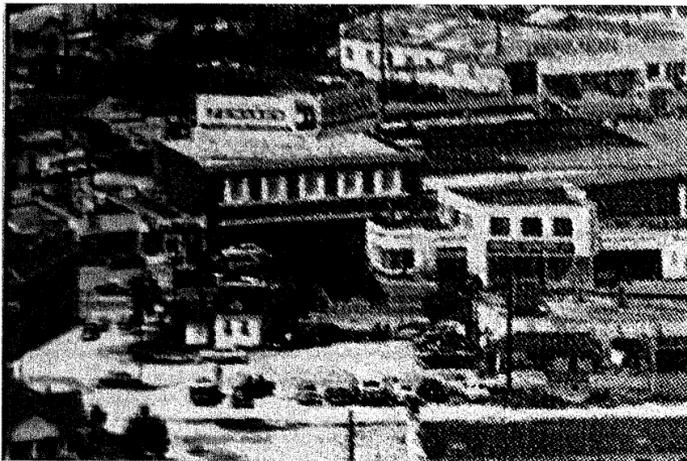


Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954



138 Photo 55 – Full façade and storefront design. Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#1 Exterior Masonry



Photo 1 – East façade



Photo 2 – West elevation



Photo 3 – Slanted northwest elevation



Photo 4 – South elevation, looking east



Photo 5 – North elevation with rooftop mechanical equipment



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#1 Exterior Masonry



Photo 6 – North elevation, looking east



Photo 7 – Storefront layout and aluminum canopy



Photo 8 – Adhesive residue on east end of south elevation



Photo 9 – Deteriorated canopy and brick, south end



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#2 Storefront



Photo 1 – East façade



Photo 7 – Storefront layout and aluminum canopy



Photo 12 – Differing bulkheads and boarded-up single door



Photo 11 – Existing storefront center projection

Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #2 Storefront



Photo 19 – Storefront display window

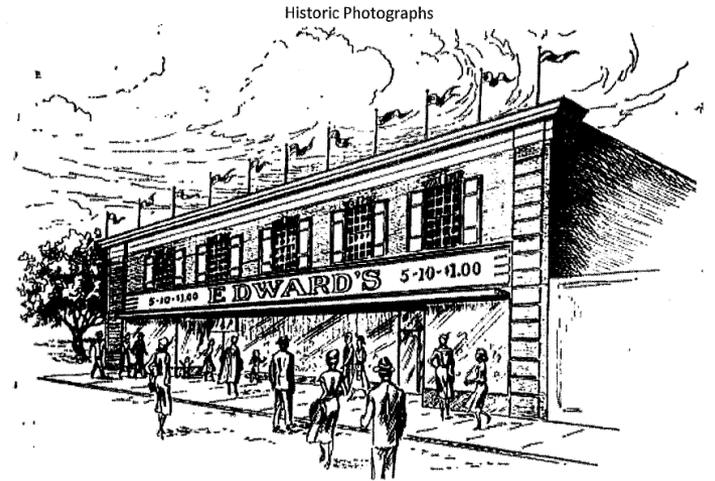


Photo 52 – Grand opening announcement, east façade from Myrtle Beach Sun Newspaper – 5/30/1952



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment #3 Windows



Photo 1 - East façade



Photo 2 - West elevation



Photo 3 - Slanted northwest elevation



Photo 14 - Two-over-two windows with steel bars, north elevation



Photo 16 - Slanted northwest elevation one-over-one windows



Photo 32 - Interior view of façade window, painted brick wall



Photo 33 - Second level interior, looking east



Photo 34 - Exposed brick and tile wall, boarded façade window, looking east

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#3 Windows



Photo 38 – Two-over-two second level windows, looking north

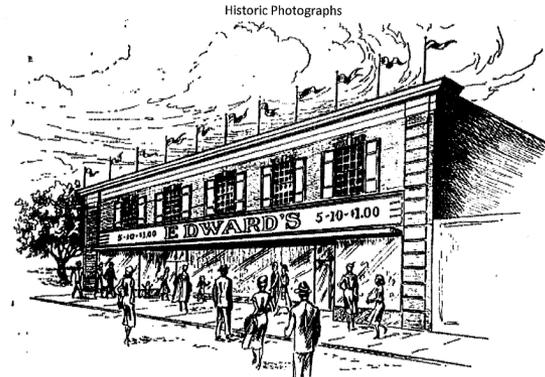


Photo 52 – Grand opening announcement, east façade from *Myrtle Beach Sun* Newspaper – 5/30/1952

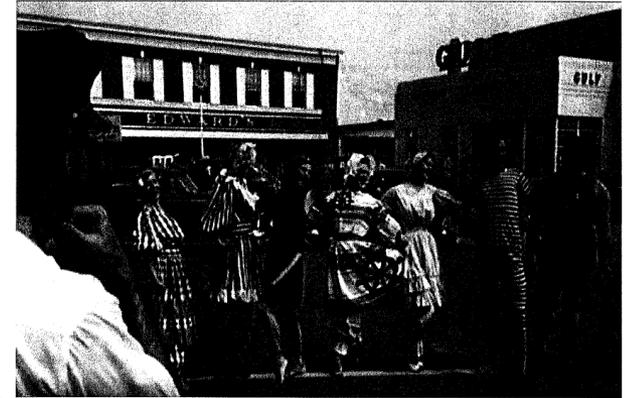


Photo 54 – Façade. Still from YouTube video, Courtesy of Cathooker2 – c.1960s



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954

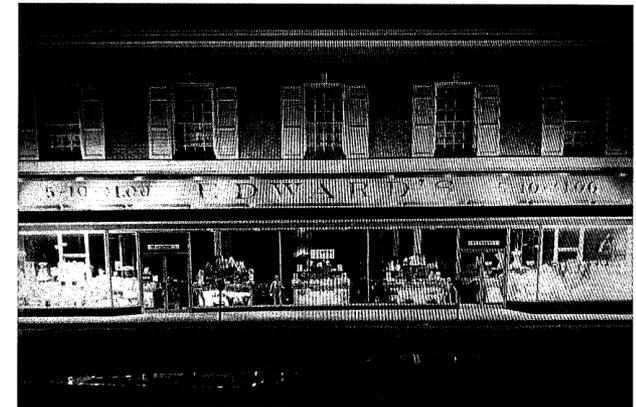


Photo 55 – Full façade and storefront design. Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#4 Metal Canopy



Photo 1 – East façade



Photo 7 – Storefront layout and aluminum canopy



Photo 9 – Deteriorated canopy and brick, south end



Photo 10 – Bowing underside of canopy



Photo 13 – Original signboard beneath boards

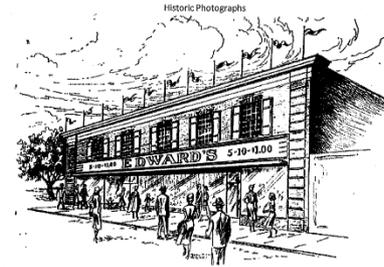


Photo 52 – Grand opening announcement, east façade from Myrtle Beach Sun Newspaper – 5/30/1952



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin H.



Photo 54 – Facade. Still from YouTube video, Courtesy of Cathoaker2 – c.1960s

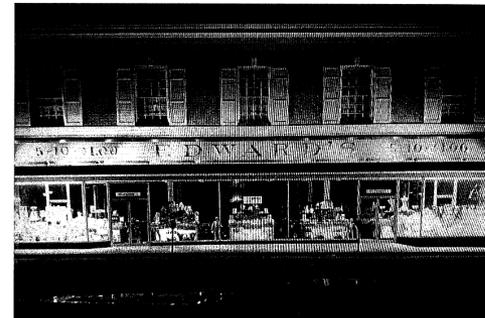


Photo 55 – Full façade and storefront design. Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#5 Cornices



Photo 1 – East façade



Photo 7 – Storefront layout and aluminum canopy



Photo 8 – Adhesive residue on east end of south elevation

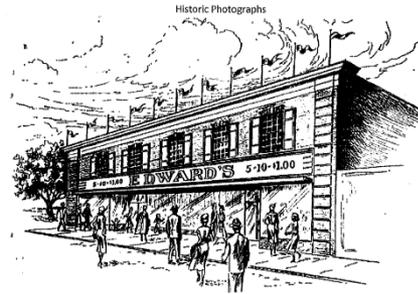


Photo 52 – Grand opening announcement, east façade from Myrtle Beach Sun Newspaper – 5/30/1952



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954



Photo 13 – Original signboard beneath boards



Photo 54 – Façade. Still from YouTube video, Courtesy of Cathooker2 – c.1960s

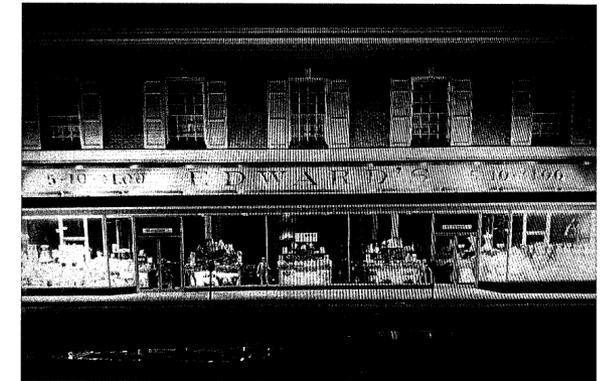


Photo 55 – Full façade and storefront design, Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment #6 Signboard



Photo 1 – East façade

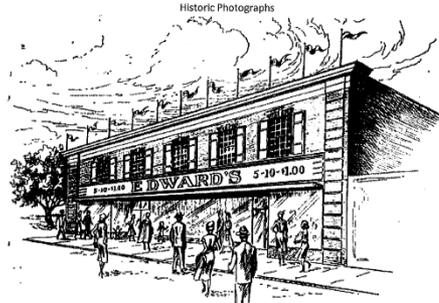


Photo 52 – Grand opening announcement, east façade from Myrtle Beach Sun Newspaper – 5/30/1952



Photo 54 – Façade. Still from YouTube video, Courtesy of Cathooker2 – c.1960s



Photo 7 – Storefront layout and aluminum canopy



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954



Photo 55 – Full façade and storefront design, Courtesy of Jack Thompson – c.1960



Photo 9 – Deteriorated canopy and brick, south end



Photo 13 – Original signboard beneath boards

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#7 Exterior Doors



Photo 1 – East façade



Photo 12 – Differing bulkheads and boarded-up single door



Photo 21 – Southern entrance, looking east



Photo 2 – West elevation



Photo 15 – Paneled doors at west elevation



Photo 7 – Storefront layout and aluminum canopy



Photo 28 – Rear room

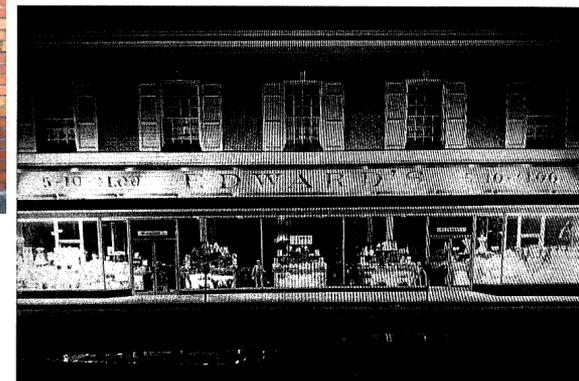


Photo 55 – Full façade and storefront design. Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #8 Roof



Photo 5 – North elevation with rooftop mechanical equipment



Photo 53 – Aerial photograph with rooftop billboards. Courtesy of Chapin Memorial Library – 1954

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#9 Interior Layout



Photo 17 - Later-addition corridor, looking west



Photo 19 - Storefront display window



Photo 21 - Southern entrance, looking east



Photo 18 - Partition wall at front of interior, looking south

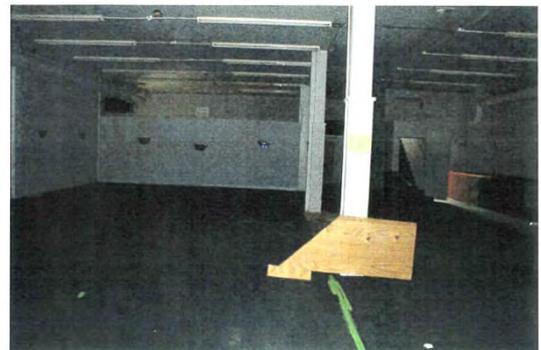


Photo 20 - Open space interior, looking east



Photo 22 - Interior open space, looking north



Photo 25 - Room at northwest corner of building

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#9 Interior Layout

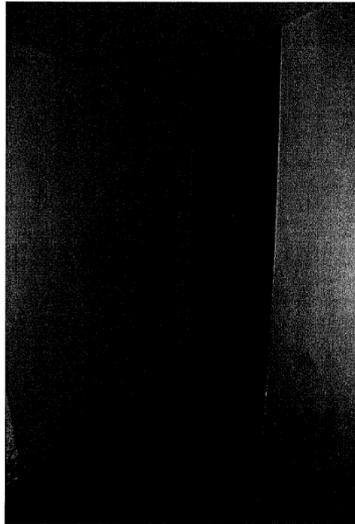


Photo 26 – Rear corridor, looking west

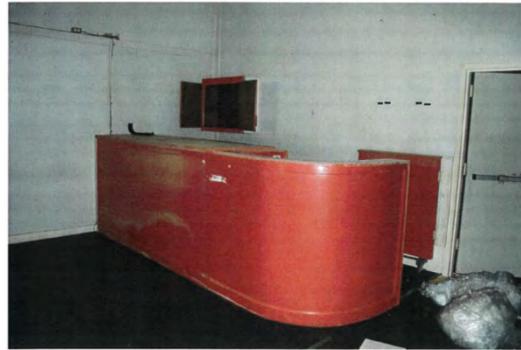


Photo 29 – Curved counter at rear of building

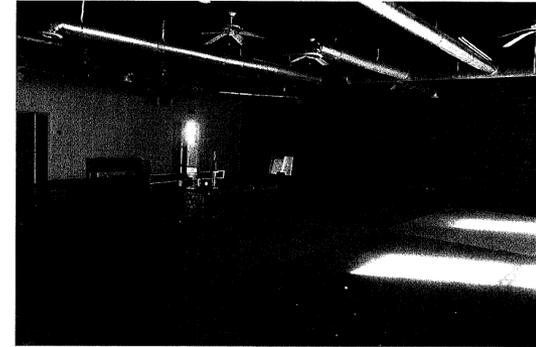


Photo 36 – Main room on second level, looking northwest

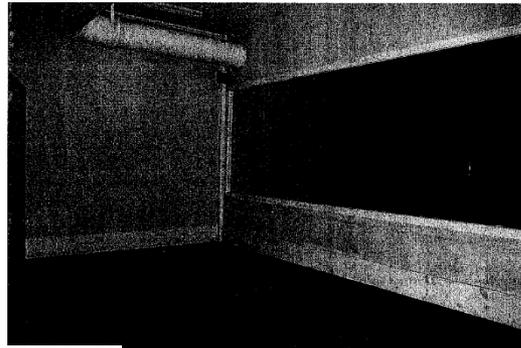


Photo 30 – Rear room with glass display window



Photo 27 – Rear corridor, looking south



Photo 28 – Rear room

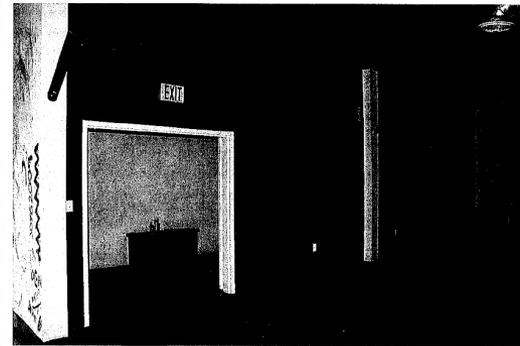


Photo 37 – Opening from main room to corridor, second level looking southwest



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#9 Interior Layout



Photo 39 – Rear room, looking south



Photo 40 – Elevator shaft, west end of building



Photo 41 – Slanted wall room, looking northwest



Photo 42 – Open rear area, looking south



Photo 43 – Second floor corridor looking east

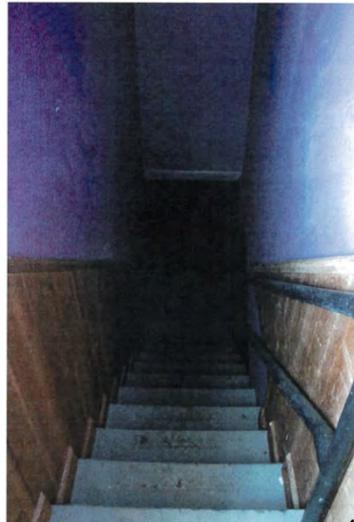


Photo 44 – Rear stair



Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #9 Interior Layout

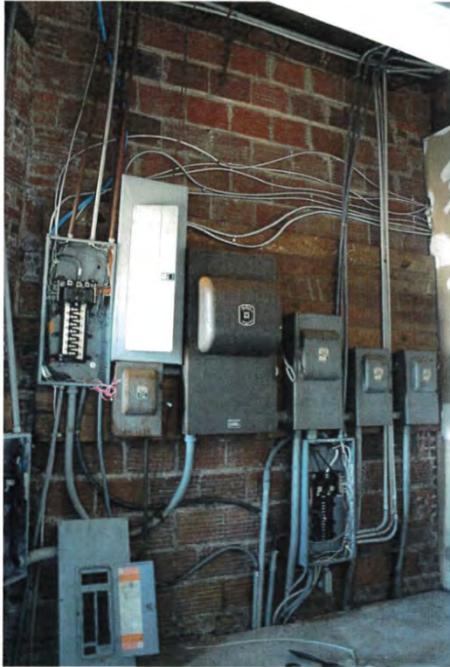


Photo 45 – Electrical room, second level

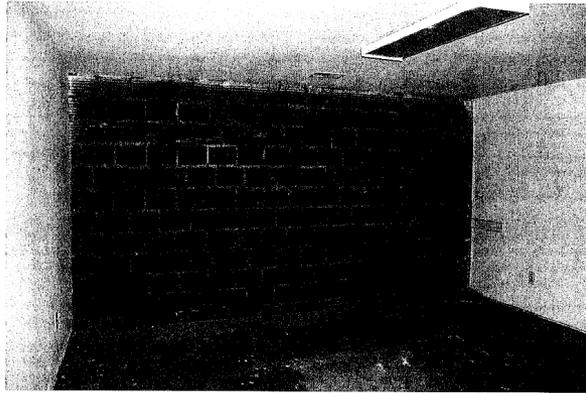


Photo 47 – Later-addition sheet rock walls and ceilings on second level, looking south

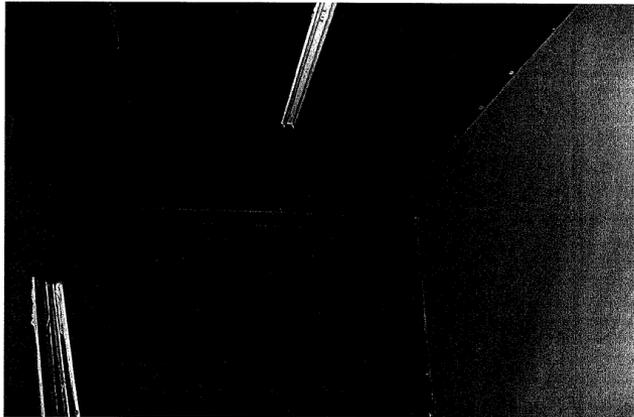


Photo 46 – Exposed decking, partition wall, southern wall



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#10 Interior Columns



Photo 17 – Later-addition corridor, looking west



Photo 18 – Partition wall at front of interior, looking south



Photo 20 – Open space interior, looking east



Photo 22 – Interior open space, looking northwest

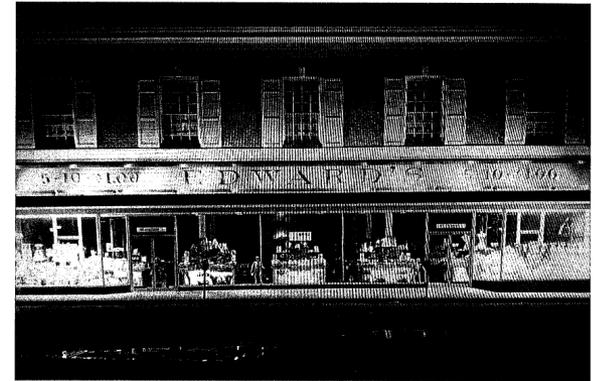


Photo 55 – Full façade and storefront design, Courtesy of Jack Thompson – c.1960

Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #11 Stairwells



Photo 31 – Front stair

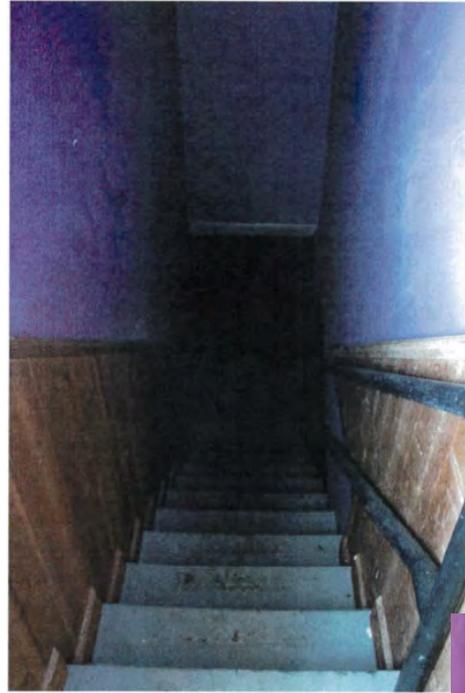


Photo 44 – Rear stair



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#12 Wall Finishes



Photo 17 - Later-addition corridor, looking west



Photo 19 - Storefront display window



Photo 21 - Southern entrance, looking east



Photo 18 - Partition wall at front of interior, looking south

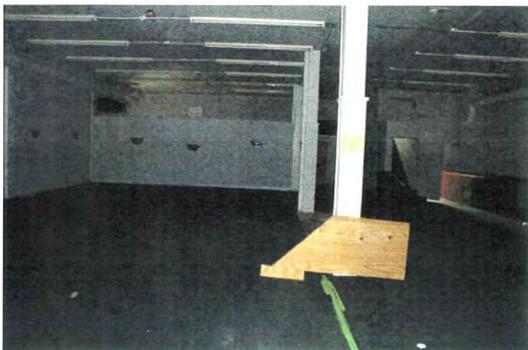


Photo 20 - Open space interior, looking east



Photo 22 - Interior open space, looking north



Photo 23 - Original ceiling finish, first floor

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#12 Wall Finishes



Photo 25 – Room at northwest corner of building

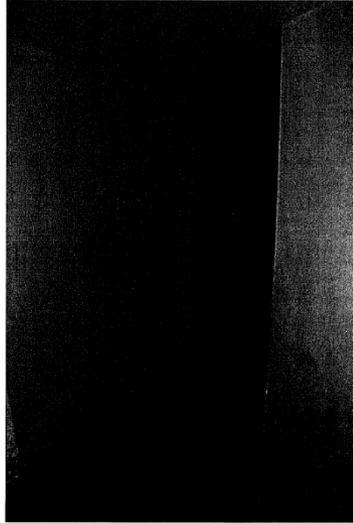


Photo 26 – Rear corridor, looking west



Photo 27 – Rear corridor, looking south

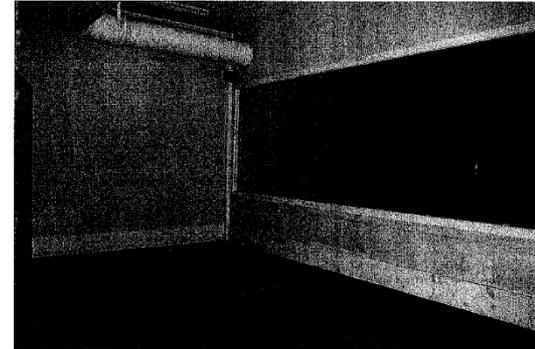


Photo 30 – Rear room with glass display window



Photo 28 – Rear room



Photo 32 – Interior view of façade window, painted brick wall



Photo 29 – Curved counter at rear of building



Photo 31 – Front stair



Photo 33 – Second level interior, looking northeast

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#12 Wall Finishes



Photo 34 – Exposed brick and tile wall, boarded façade window, looking east

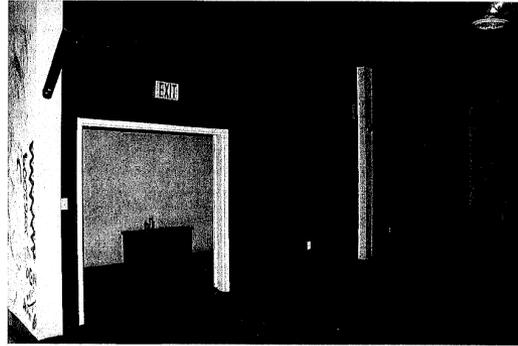


Photo 37 – Opening from main room to corridor, second level looking southwest



Photo 35 – Exposed decking and MEP, second level looking northwest



Photo 38 – Two-over-two second level windows, looking north

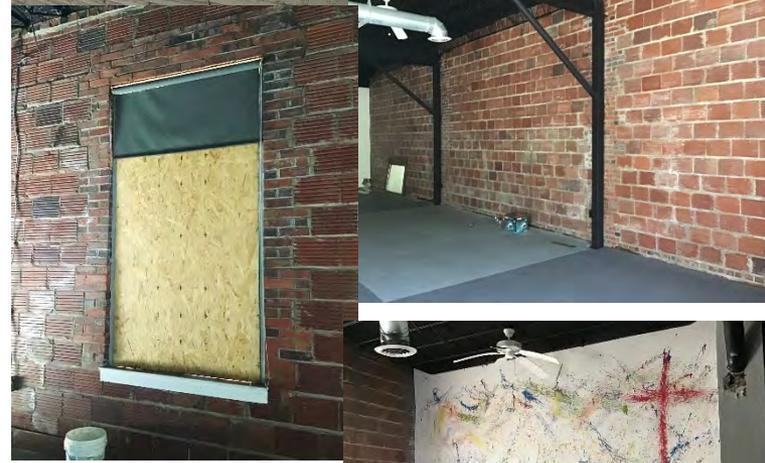


Photo 36 – Main room on second level, looking northwest



Photo 39 – Rear room, looking south



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#12 Wall Finishes



Photo 40 – Elevator shaft, west end of building



Photo 41 – Slanted wall room, looking northwest



Photo 42 – Open rear area, looking south



Photo 43 – Second floor corridor looking east



Photo 44 – Rear stair



Photo 45 – Electrical room, second level

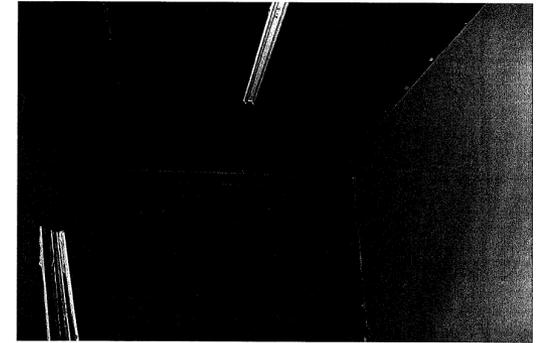


Photo 46 – Exposed decking, partition wall, southern wall

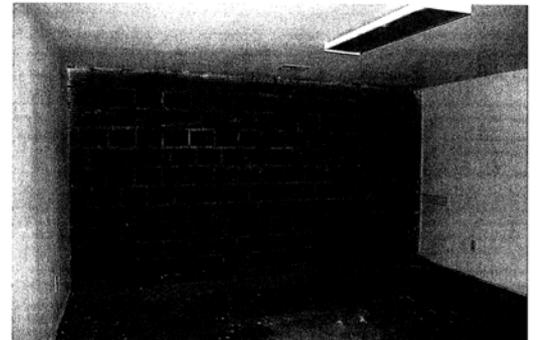


Photo 47 – Later-addition sheet rock walls and ceilings on second level, looking south

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#13 Ceilings



Photo 23 – Original ceiling finish, first floor



Photo 27 – Rear corridor, looking south



Photo 35 – Exposed decking and MEP, second level looking northwest



Photo 24 – Acoustical ceiling tiles in corridor



Photo 38 – Two-over-two second level windows, looking north



Photo 25 – Room at northwest corner of building



Photo 28 – Rear room



Photo 39 – Rear room, looking south

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#13 Ceilings

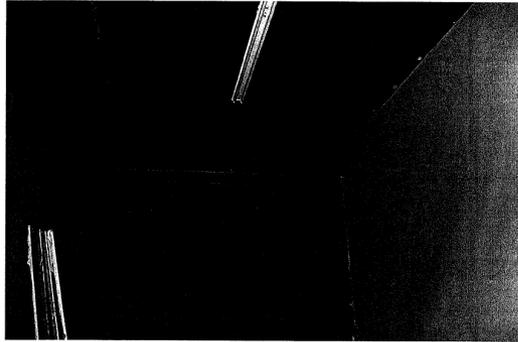


Photo 46 – Exposed decking, partition wall, southern wall

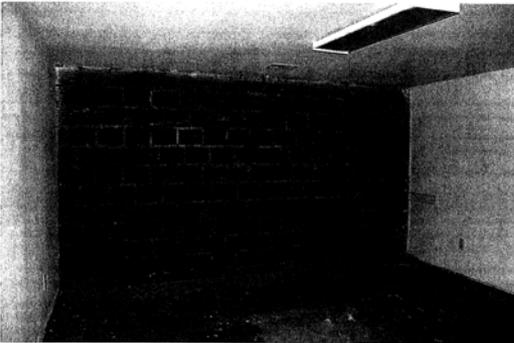
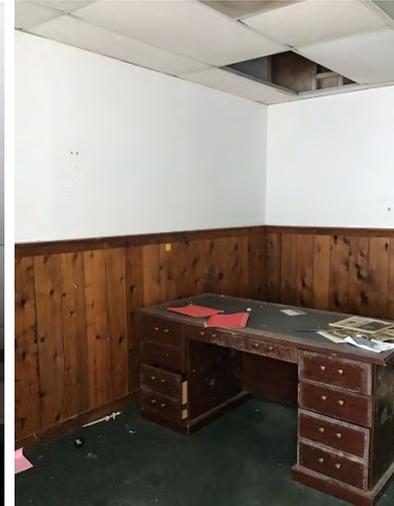


Photo 47 – Later-addition sheet rock walls and ceilings on second level, looking south



Edward's 5¢- 10¢- \$1.00 Store 819 N. Kings Hwy. Special Tax Assessment #14 Floors



Photo 48 – Concrete flooring on second level



Photo 49 – Potentially original tile floor, first floor



Photo 50 – Tiles beneath later-addition carpet

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

#15 Trim/Molding # 16 Elevator



Photo 17 – Later-addition corridor, looking west

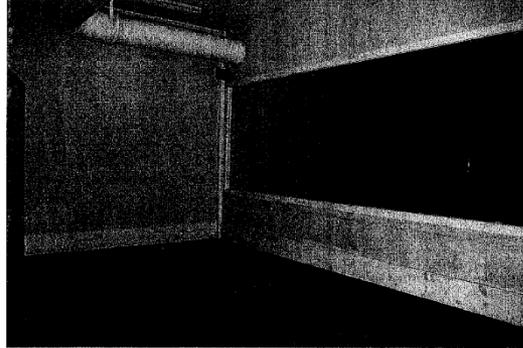


Photo 30 – Rear room with glass display window



Photo 21 – Southern entrance, looking east



Photo 39 – Rear room, looking south

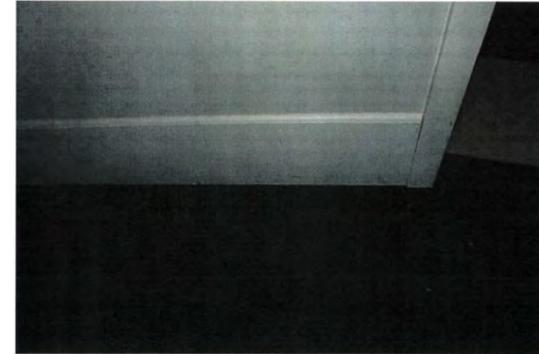


Photo 51 – Standard baseboard



Photo 42 – Open rear area, looking south



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

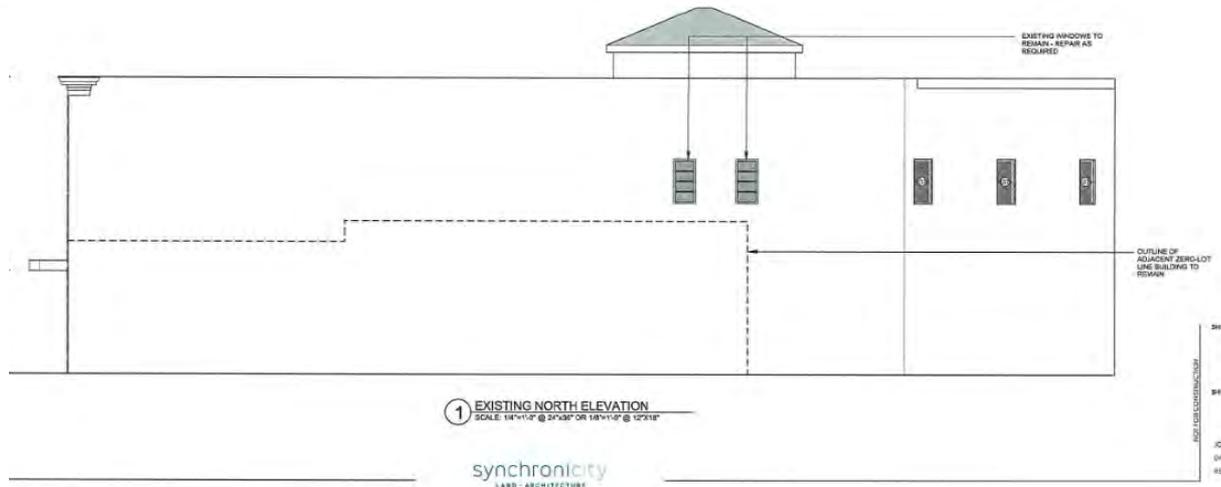
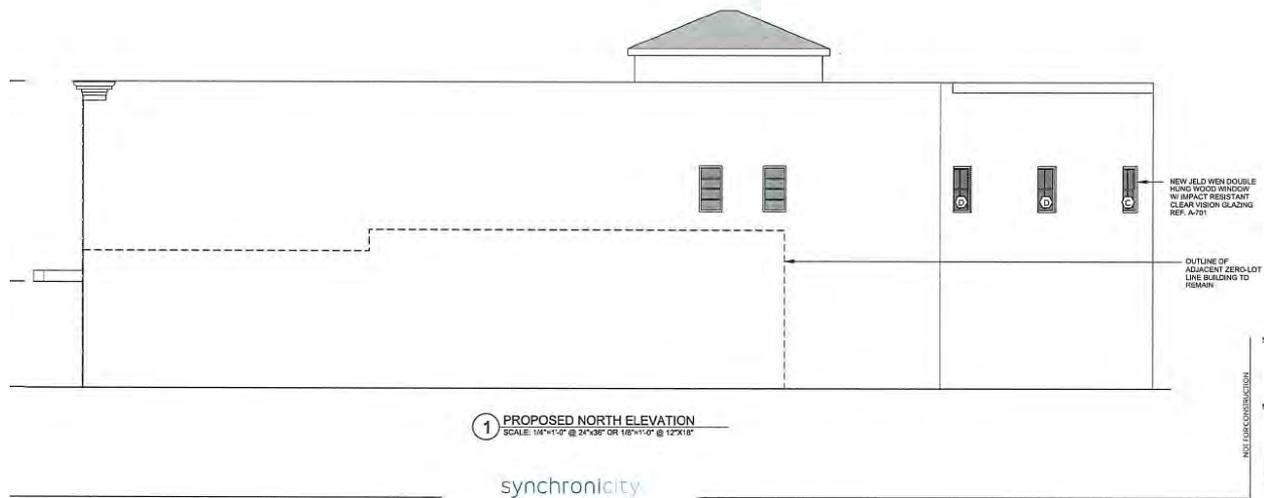
PIN 444-01-01-0041



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

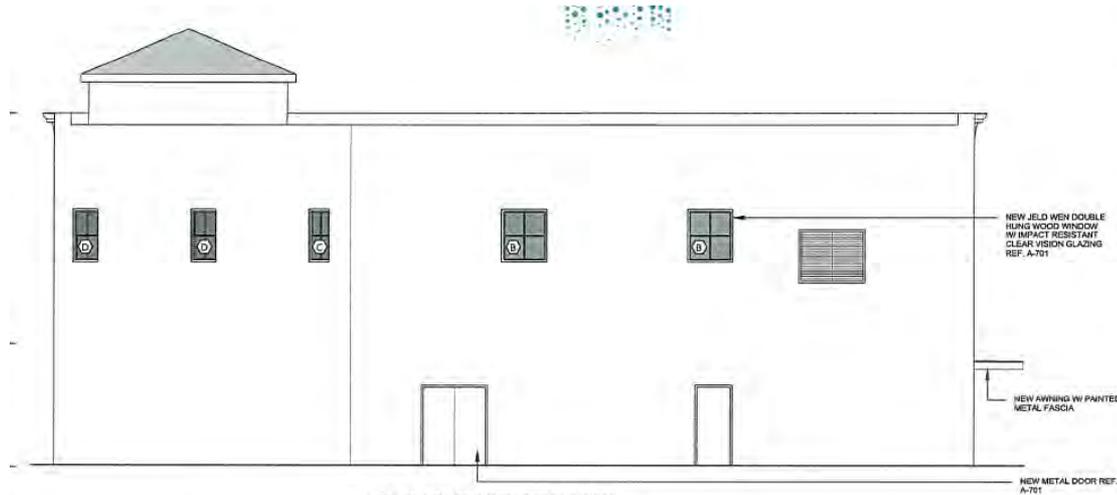
North Elevation



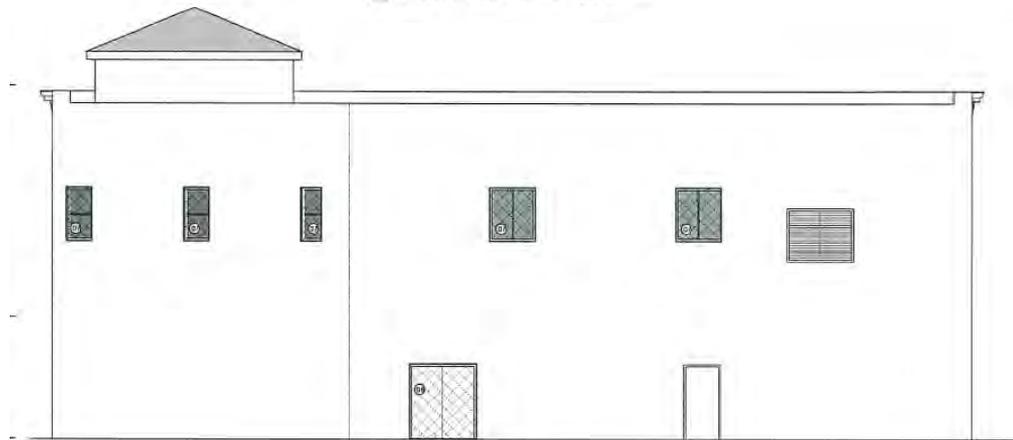
Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

West Elevation



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"



1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"

GENERAL DEMO NOTES

- SALVAGE & STORE ALL EQUIPMENT.
- DEMOLISH FINISHES & SHEATHING FIRST - GC TO SCHEDULE MEPT/STRUCTURAL REVIEWS PRIOR TO COMPLETE DEMOLITION.
- STRUCTURAL ENGINEER SHALL REVIEW & APPROVE ALL PARTITIONS PRIOR TO COMPLETE DEMOLITION.
- EXPOSE P/W/E SYSTEMS BUT DO NOT DEMOLISH PRIOR TO ENGINEER & OWNER APPROVAL.
- REFER TO ASBESTOS INSPECTION REPORT 'AS1751 - 819 KINGS HWY. MYRTLE BEACH REPORT FOR ABATEMENT.
- ALL EXISTING PLASTER CEILING TO REMAIN.

LEGEND

□ DEMO COMPLETE

DRAWING NOTES

- 01 REMOVE NON-HISTORIC STOREFRONT BAY
- 02 REMOVE WOOD PANELING FROM SIDE BAY - NO ORIGINAL STOREFRONT IS PRESENT BEHIND PANELING
- 03 REMOVE PLYWOOD COVERING ORIGINAL METAL BUILDING SIGNAGE - ALL SIGNAGE TO REMAIN
- 04 REMOVE NON-HISTORIC CURB UNDER STOREFRONT
- 05 REMOVE NON-HISTORIC STOREFRONT DOOR
- 06 REMOVE NON-HISTORIC PANEL
- 07 REMOVE NON-HISTORIC STOREFRONT WINDOW
- 08 EXISTING METAL DOOR TO BE REMOVED
- 09 NEW OPENING IN EXISTING MASONRY WALL

LEGEND

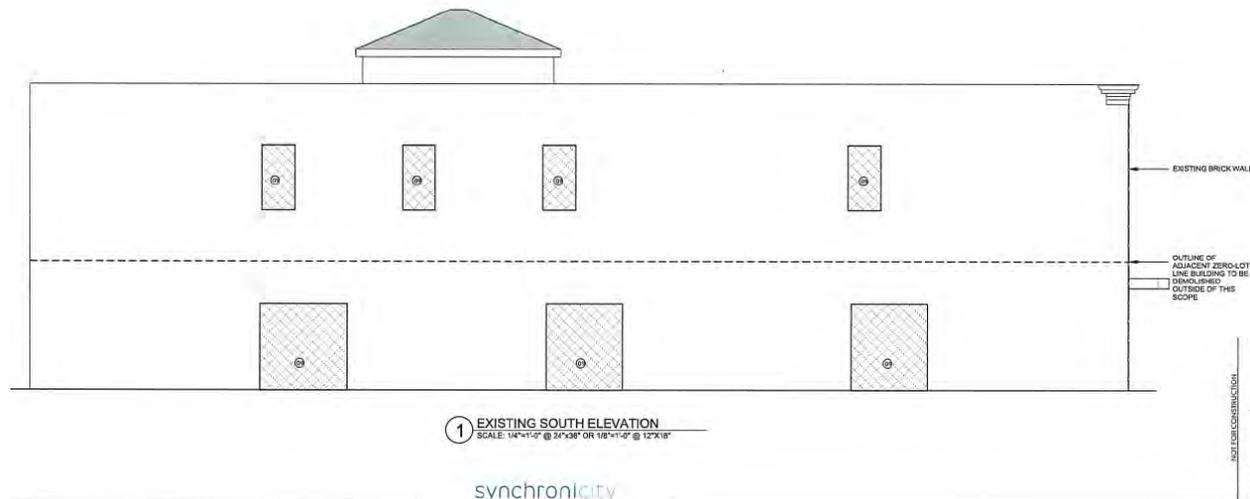
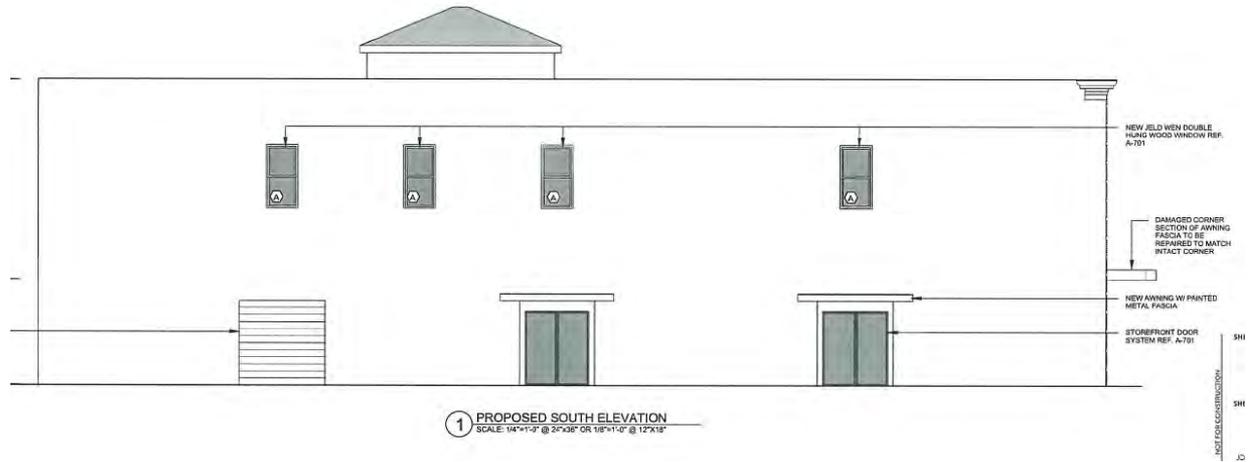
- A WINDOW TAG - REFER TO SHEET A-701 FOR MORE INFORMATION
- S.F.S. STORE FRONT SYSTEM TAG - REFER TO SHEET A-701 FOR MORE INFORMATION

NIP FOR CONSTRUCTION

Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

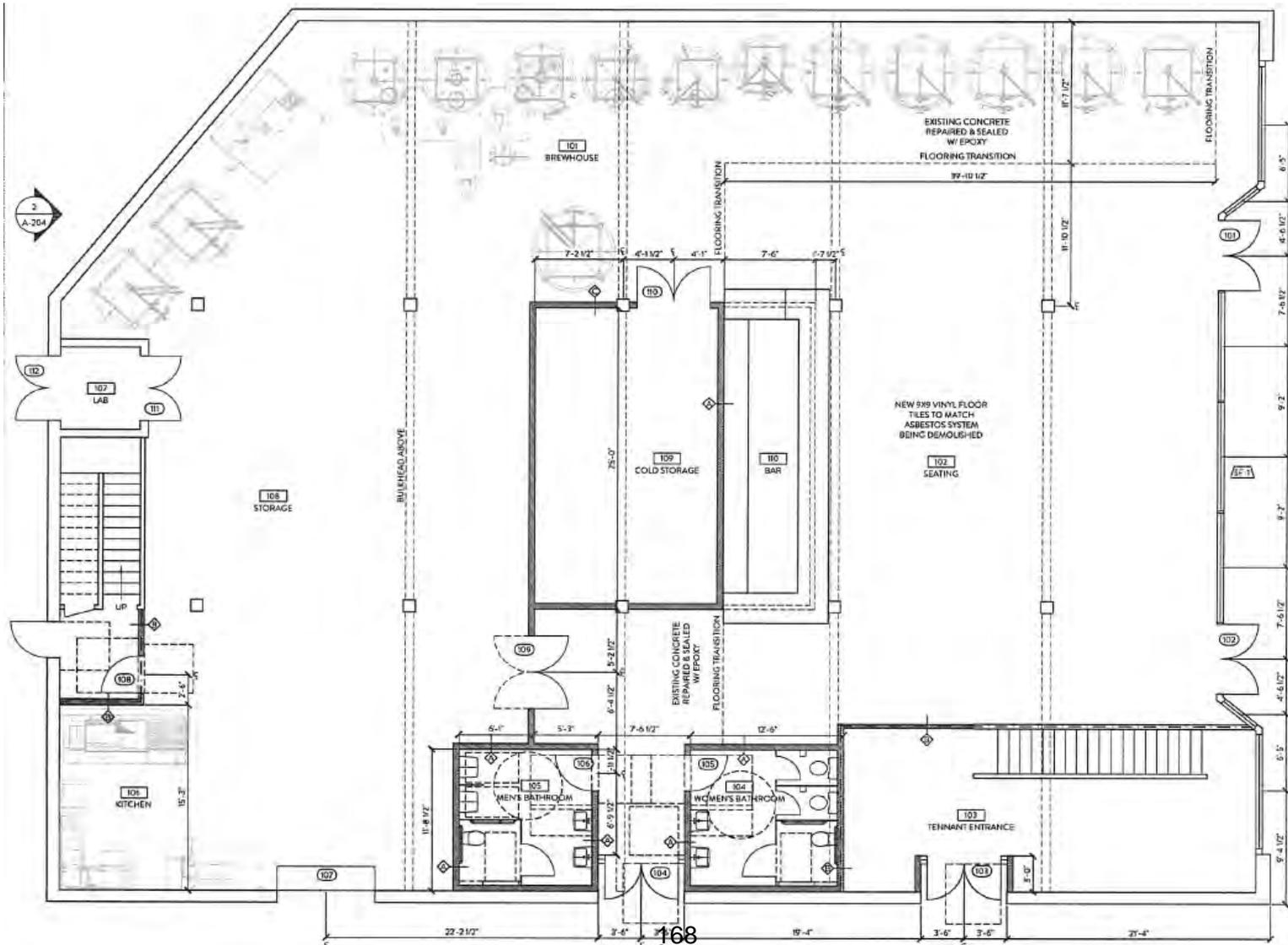
South Elevation



Edward's 5¢- 10¢- \$1.00 Store

819 N. Kings Hwy. Special Tax Assessment

Proposed First Floor Plan



**Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Historical Marker Program

ISSUE:

Should the Board of Architectural Review and Historic Preservation utilize the Horry County Historical Society's Historical Marker Program?

PROPOSED ACTION:

Vote on the addition of the option to apply & order historical signs through the Horry County Historical Society's new historical sign program.

Vote on which sign program the Grier's/Cox's Ferry Historical Marker should use.

RECOMMENDATION:

Staff has no recommendation.

BACKGROUND:

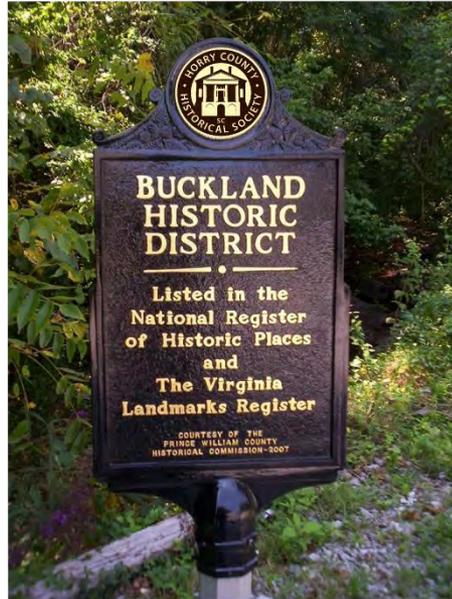
SC Department of Archives and History is responsible for the States Historic Marker Program. Though markers interpret historic places, such as historic sites, structures, and people or events, they are not an official historic preservation designation. The coordinator of the State Historic Marker Program works with sponsoring organizations to review, revise, and approve texts for markers. The coordinator of the program has the responsibility to ensure that marker texts are both accurate and appropriate, and the Director of the Department of Archives and History has the final authority to determine the texts approved for the official state historical marker program.

The Horry County Historical Society is proposing to have their own marker program, which will have its own guidelines. The same foundry used by the state's marker program would make the signs for the Historical Society and the font will be the same size as the state's signs.

ANALYSIS:

The application for Grier's/Cox's Ferry marker was sent to the State Historic Preservation Office with the proposed sign text. Responses have been sent back and forth between the State Historic Preservation Office and Mr. Burroughs with the Horry County Historical Society. They have not come to an agreement for the text to the marker. The Horry County Historical Society currently does the research for the historical signs the Board sponsors. The Horry County Historical Society's new historical sign program would offer another avenue to get historical signs made without the State Historic Preservation Office's (SHPO) review. The Board has not received any guidelines for the Historical Society's Marker Program, or pricing for the signs which Mr. Burroughs indicated would be more than through SHPO's program. The BAR would save the two hundred and fifty dollar (\$250) review fee on future markers. However, this fee has already been paid to SHPO for the Grier's/Cox's Ferry Historical Marker.

Historical Marker Program



**Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina**

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Article V, General Provisions, Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts

ISSUE:

Should the Board of Architectural Review and Historic Preservation consider recommending the adoption of the update to Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance?

PROPOSED ACTION:

Vote on the proposed amendments to Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval.

BACKGROUND:

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This will require updates to the Zoning Ordinance to reflect the new name.

ANALYSIS:

Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance has been updated with the name change for the Board. The Planning Commission will also review the amendments and make recommendations to County Council.

Article V, General Provisions. Section 536

536. - Facilities for weddings/periodic events.

Facilities for weddings/periodic events are permitted in all districts subject to the following conditions:

1. The ~~Board of Architectural Review~~ **Historic Preservation Commission** shall review each application for a conditional use permit under this ordinance subject to the criteria set forth in Article XVII, Section 1700 et seq.
2. Such use is located on property designated as historic by Horry County;
3. The anticipated number of participants does not exceed four hundred ninety-nine (499) individuals. Any event that may exceed this number shall be subject to Article III, Section 13-34, Special Events Permits.

Article VII, Requirements by District, Section 750. Traditional Neighborhood District.

750.10. Architectural Standards.

(A) *General Requirements.* A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinct character.

12. If an existing structure on the parcel is determined to be historic by the Horry County ~~Board of Architectural Review~~ **Historic Preservation Commission** or the South Carolina Department of Archives and History, or architecturally significant, it shall be protected from demolition or encroachment by incompatible structures or landscape development.

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION NO. BAR-3-2020

A RESOLUTION OF THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION RECOMMENDING TO AMEND ARTICLE V, GENERAL PROVISION. SECTION 536 AND ARTICLE VII, REQUIREMENTS BY DISTRICT, SECTION 750. TRADITIONAL NEIGHBORHOOD DISTRICTS OF THE ZONING CODE OF THE HORRY COUNTY ZONING ORDINANCES PERTAINING TO THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION.

WHEREAS, the current name of The Board of Architectural Review and Historic Preservation does not accurately reflect the purpose of the Board which is primarily historic preservation; and

WHEREAS, the name of the Board when first founded in 1987, was the Horry County Historic Preservation Commission; and

WHEREAS, The Board has recommended approval of changing their name back to the Horry County Historic Preservation Commission; and

WHEREAS, Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance. have been updated to reflect the new name; and

BE IT, THEREFORE, RESOLVED THAT:

The Horry County Board of Architectural Review and Historic Preservation supports the proposed amendments to Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Code, to the Horry County Planning Commission on this 22nd day of April, 2020.

**HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION**

James B. Thompkins III
Chairman

Wink Prince Vice Chairman

Bill Strydesky

Brenda Long

Joel Carter

Sam Dusenbury

David Stoudenmire, Jr.

Gerry Wallace

Carlisle Dawsey

Susan Platt

Board of Architectural Review and Historic Preservation
Briefing Memorandum
Horry County, South Carolina

Date: April 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Special Tax Assessment for Rehabilitated Property, PIN # 367-01-01-0023

ISSUE:

What is the status of the Special Tax Assessment for 701 Laurel Street, Conway?

CONCLUSION:

Discuss changes to the application for the Special Tax Assessment for 701 Laurel Street, Conway.

BACKGROUND:

Chapter 19, Section 19-7 of the Horry County Code of Ordinances provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must meet the following conditions:

1. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
2. The proposed rehabilitation receives approval of rehabilitation work from the BAR, using the Secretary of the Interior Standards of Historic Preservation; and,
3. The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project. If the project is not completed after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed, but not for more than five years from the date of preliminary certification.

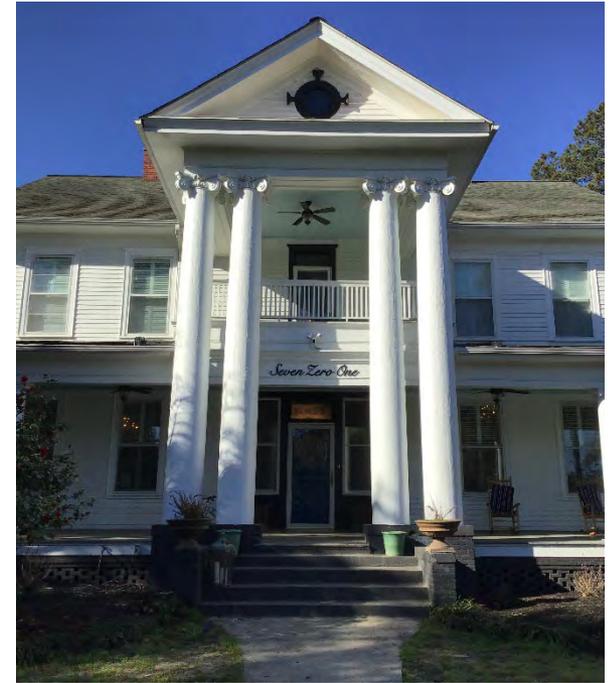
ANALYSIS:

Preliminary Certification was given on April 18, 2017 for the J. W. Holliday Jr. house located at 701 Laurel Street. Within two years of Preliminary Certification, applicant needed to spend 25% or \$69,625.00. Receipts were submitted and an extension was granted. A site visit was conducted on February 28, 2020 by Jamie Thompkins and Gerry Wallace to address any BAR concerns prior to the submittal for Final Certification.

J. W. Holliday Jr. House – 701 Laurel St. Special Tax Assessment/PIN -338-13-04-0055



J. W. Holliday Jr. House – 701 Laurel St. Special Tax Assessment/PIN -338-13-04-0055



J. W. Holliday Jr. House – 701 Laurel St. Special Tax Assessment/PIN -338-13-04-0055



J. W. Holliday Jr. House – 701 Laurel St. Special Tax Assessment/PIN -338-13-04-0055

