

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

**Horry County Board of Architectural Review  
and Historical Preservation  
May 10, 2017**

The Horry County Board of Architectural Review met on Tuesday, May 10, 2017, in Multi-Purpose Room B of the Horry County Government and Justice Center at 1301 2<sup>nd</sup> Avenue in Conway, SC. The following Board members were present: Jody Nyers, Becky Billingsley, Chris Clark, Christy Douglas, David Stoudenmire Jr., and Jamie Thompkins. Staff present: Mary Catherine Hyman and Susi Miller. Board member not present: Bill Strydesky, Joel Carter, Sam Dusenbury and Katie Clary.

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, Jody Nyers called the meeting to order at approximately 2:34 PM.

**II. Invocation & Pledge of Allegiance** – Jamie Thompkins

**III. Approval of Minutes** – April 18, 2017 – Jamie Thompkins made a motion to approve the Minutes and Becky Billingsley seconded. The motion carried unanimously.

**IV. New Business**

Special Tax Assessment Application for 701 Laurel Street in Conway. Mary Catherine Hyman gave an overview. The purpose for this special assessment creates an incentive for the rehabilitation of historic properties 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 historic property.

An applicant under Section 19-7 must show that they:

1. Own a property designated as historic or shown to be a contributing property to a designated historic district;
2. The intended work meets preliminary approval by the BAR, evaluated 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 five years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project.

- A. The residence is listed on the National Register of Historic Places, and received preliminary approval from the Conway Community Appearance Board (CAB) on Wednesday, April 26<sup>th</sup> 2017. The application shows a total estimated cost of the improvements to be \$740,000; the 2017 current fair market value of the building, according to the Horry County Tax Assessor is \$278,500.00, which exceeds 25% of the current fair market value.

Brantley Green, the contractor, gave details of all proposed renovations. The shed on the property (which does not contribute to the National Register) will be demolished and the building materials will be used for repairs on the house. Doors will be restored instead of replaced. All salvageable parts will be refurbished if possible instead of being replaced. The rehabilitation work includes the following elements:

1. ROOF: Replace existing 1980s asphalt shingle roof with standing seam metal roof;
2. WINDOWS & DOORS: Repair all windows to original condition by replacing broken glass, re-glazing, repairing/replacing broken sash cords & missing weights, painting;
3. PORCHES: Replace all rotten damaged porch boards (floor & ceiling), repair columns, painting, and evaluation of column structural stability by structural engineer;
4. ENERGY EFFICIENCY: Complete an infrared scan of the structure and insulate as needed; install all-season window film;
5. ELECTRICAL, PLUMBING, & HVAC: recess exposed plumbing stacks; update plumbing in kitchen and upstairs bathroom; complete plumbing in downstairs bathroom; add necessary plumbing and electrical for conversion of detached garage; addition of heating and cooling on third floor;
6. ARCHITECTURAL & ENGINEERING: Hire necessary professionals (architect/designer/engineer/energy efficiency expert) for development of weatherization plan and maintaining historic look.
7. KITCHEN REMODEL & ADDITION: Remodel of current kitchen space to include addition to main structure with new energy-efficient appliances, cabinets, electrical, and plumbing;
8. RESTROOMS: Repair master bathroom including finishing tile, installing exhaust fan, complete plumbing to tub, and repair plumbing for shower; remodel of upstairs bath for functionality;
9. NEW GARAGE/CARPORT: Construct new 30'x30' garage attached by breezeway to the main house; exterior structure to match existing house in regards to scale and appearance;
10. EXISTING OUTBUILDING: Demolish existing garage and construct a mother-in-law suite with 2 bedrooms, 1 bath, kitchen, and living space; attached with breezeway to new garage; new foundation, plumbing, and electrical.
11. SITE: Grade as necessary for maximum water drainage, add landscaping, and install concrete drive to new garage.
12. EXTERIOR WALLS: Repaint entire structure, repair/replace rotted and damaged wood with wood of same quality or characteristics.

David Stoudenmire Jr. made a motion to approve the proposed action and Chris Clark seconded the motion. The motion carried unanimously.

## **V. Old Business**

- A. Historic Preservation Awards. Mary Catherine Hyman gave an overview. The Board of Architectural Review will be hosting the Historic Preservation Awards Ceremony on May 16, 2017 at 2:30 pm at the McCown Auditorium at the Horry County Museum, 805 Main Street, Conway SC. Mary Catherine previewed the program and order of events with the Board Members.

## **VI. Board Discussion**

Jody Nyers suggested recognizing some of the longtime local construction companies, such as Spann Construction, Baldwin Construction and Dargan Construction Company for the

Legacy Business Recognition Program. Mary Catherine Hyman stated that this can be discussed further at the June 20, 2017 meeting.

Chris Clark announced with bitter-sweet feelings that he has to resign as a board member because he is moving to Columbia, SC.

- VII. Next Meeting – Historic Preservation Awards Ceremony, May 16<sup>th</sup>, 2017, 2:30 PM** at the McCown Auditorium beside the Horry County Museum, 805 Main Street, Conway SC.
- VIII. Adjourn** – Becky Billingsley made a motion to adjourn and Chris Clark seconded the motion. The motion carried unanimously and the meeting was adjourned at 3:25 PM.