CAB
April 11, 2018

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, APRIL 11, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET- 4:00 P.M.

Present: Troy Roehm, Shelia Walberg-O’Neil, Paul Doyle, Jason Pippin
Absent: Craig Smith, Brenda Ivester, Heather Whitley
Staff: Mary Catherine Hyman, Planning Director
Others: Louie Welch, Gerald Wallace, Harrell Hardwick

I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Walberg-O’Neil made a motion, seconded by Roehm, to approve the March 28, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Conway Ophthalmology Associates: Welch Sign Company, applicant, requests approval to replace an existing sandblasted sign panel in an existing monument sign base at 1404 Main Street (TMS: 123-14-14-003 | PIN: 338120100040)

Hyman said Conway Ophthalmology Associates is a business located at 1404 Main Street. This business is requesting the following new signage:

Monument sign panel replacement: The proposed panel measures 1.25’ (h) x 5.54’ (w), totaling (approx.) 6.9 sq. ft. It is a double-sided sandblasted sign panel with a blue background and white letters/graphics. Hyman said this met the UDO requirements.

Walberg-O’Neil made a motion, seconded by Roehm, to approve the
request as presented. The vote in favor was unanimous. The motion carried.

B. **700 Main Street**: Jimm Thompkins, applicant, requests a new black metal awning/roof for JBT Holdings, LLC, located at 700 Main Street (TMS: 137-02-14-011 | PIN: 33813020030).

Hyman said the applicant proposes to install a new black metal awning/roof for JBT Holdings, LLC, on the building located at 700 Main Street. The property is also located in the Upper Main Street Overlay District (MSO).

The approximate dimensions of the proposed black master rib metal eyebrow awning/roof are 12’ deep x 14’ tall x 30’ long. It will be located on the front of the building.

Pippin mentioned that the Board had approved a few other changes a few weeks ago. He said what they were doing, and asked Hardwick to jump in anytime, was to do something similar to what Anderson Brothers had done to the front of their building with their awning. He said the Board has asked to see a rendering. Hardwick said it was an eyebrow roof with black metal, and above black metal will be the beige-colored cedar shake vinyl siding. Hardwick was asked if the louver at the end would be replaced. Hardwick said it would be replaced.

Doyle asked how far the awning projected out in front of the wall. Hyman said 12”. Hardwick said there was no overhang on the main roof of the gable. Hardwick said the roof was master rib and not standing metal seam.

Roehm made a motion, seconded by Walberg-O’Neil, to approve the request as presented. The vote in favor was unanimous. The motion carried.

**IV. FINAL REVIEW**

**The Derrick Law Firm** – The applicants, Mozingo & Wallace Architects, LLC, request a subsequent final review of a building for “Derrick Law Firm,” proposed to be located at 901 Main Street (TMS# 123-14-06-003 | PIN: 33813010035).

Hyman said Mozingo & Wallace Architects, LLC, requests a subsequent final review of a proposed new commercial building for The Derrick Law Firm. The project was granted final approval on December 13, 2017. Due to budget constraints, some finishes have been changed since that time. This includes: metal roof was revised to shingle, front steps were removed, collection boxes and downspouts changed from copper to aluminum of aged copper color, the limestone cladding was revised to
limestone-appearing stucco (EIFS), and the window frame color was revised. The landscape plan has also been revised. The property is located within the Upper Main Street Corridor Overlay (MSO) and the Main Street HDRD.

Wallace showed the Board the color that the stucco would be as well as the color for the window frames. Wallace said there was a slight change with the window frames. He said they were going to be 5" wide on the side, but now they would be a standard 2.5" wide.

Hyman said the landscape plans had also been changed. She said they were using a lot of the existing landscaping. Hyman said they also added a lot of landscaping around the building that was not required per the UDO.

Doyle made a motion, seconded by Walberg-O’Neil, to approve the request as presented. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

VI. BOARD INPUT

There was none.

VII. STAFF INPUT

Hyman said at the last meeting during Board Input, there was some concerns about the approval for the removal of the ticket box at the Theater of the Republic. The Board was concerned about the historical significance of this ticket box. Since the last meeting, she had talked with the theater staff, researched the history, and studied old photographs. Through her research, she had determined that the ticket booth was not original to the building.

Roehm asked if they were actually bringing the door out flush to match the line of it. Hyman said she checked the minutes and that was what McGhee had said. She said she would verify it again with him. She said they would be obtaining more useable interior space.

VIII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:11 pm.
CAB
April 11, 2018

Approved and signed this 25th day of April, 2018.

[Signature]

Jason Pippin, Chairman