CAB
OCTOBER 28, 2015

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, OCTOBER 28, 2015
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

Present: George Ulrich, Brenda Ivester, Anne Bullock, Heather Whitley, Paul Doyle, Danny Clonts

Absent: Jason Pippin

Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary

Others: Elaine Sivret, Leroy Clewis, Amanda Roof

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:03 p.m.

II. APPROVAL OF MINUTES

Whitley made a motion, seconded by Bullock, to approve the October 14, 2015 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Leroy Clewis – The applicant requests approval to replace the awning of the building located at 305 Laurel Street. (TMS # 137-02-02-019 / PIN 36804020102

B. Leroy Clewis – The applicant requests approval to replace the awning of the building located at 321 Laurel Street. (TMS # 137-02-03-004 / PIN 36804020099

Hucks said the applicant, who was the building owner, wished to replace the awnings at 305 Laurel and 321 Laurel. She said the Board could combine the two items into one if they wanted to.

Hucks told the Board that Mr. Clewis had been notified that he was in violation of the city’s Property Maintenance Code relating to overhang extensions. She said he was notified at that time that all alterations to the exterior of the building,
including the awnings, needed to be reviewed by the CAB. Hucks said the applicant was made aware by Conway Downtown Alive that there might be grant money available to assist with the replacement of the awning.

Hucks said the item had been on a previous agenda, but the applicant was not present, so the Board tabled the review until he could be present.

Hucks said he wanted to replace the awning at 305 Laurel with a Royal Blue by Sunbrela with a single awning that went over the door and the window. He said there were currently two awnings—one over the door and one over the window.

Hucks said he wanted to replace the awning at 321 Laurel with Tresco Brick also from Sunbrela. He said he did not want to go back with a scalloped awning.

Doyle made a motion, seconded by Clonts, to approve the Royal Blue single awning at the 305 Laurel Street location, and the Tresco Brick non-scalloped awning at the 321 Laurel Street location. The vote in favor was unanimous. The motion carried.

C. Rivertown Roasters on Main, LLC — A1 Signs & Graphics, applicant, requests approval to install a hanging bracket sign under the awning located at 337 Main Street. (TMS# 137-02-02-027 / PIN 368040200086

Hucks said the sign requested was a hanging bracket or blade sign. She said it was constructed of alumacore with radius corners. She said the sign was silver metallic vinyl with black vinyl lettering. Hucks said it was a double-sided sign that would hang from the awning framework by a chain.

Hucks said while the sign was not directly attached to the wall façade, it would be attached to the building’s awning, similar to a neighboring establishment’s sign. Hucks said the proposed signage met the requirements of the UDO.

Clonts made a motion, seconded by Whitley, with Ivester having recused herself, to approve the signage request as presented. The vote in favor was unanimous. The motion carried.
D. Roof Family Holdings, LLC – Justin and Amanda Roof, the applicants, are requesting approval to renovate a portion of their second story building, located at 328 Main Street, which includes the addition of four (4) exterior windows on the East side of the building. (TMS# 137-02-01-003 / PIN 36701010029)

Hucks the applicants wished to install four (4) windows on the East side of their building on the second story that would be identical to what was currently on the upper front façade of the same building. Hucks said the applicants also wished to repaint the lower front façade in the same color it was now. She said that had been approved at an earlier meeting.

Hucks said the request met the requirements of the UDO, however, all façade changes required the approval from the Board.

Doyle asked if they would be using the bricks that would be taken out to install the windows to create the trim around the windows. Roof said she was not sure, but it would be done the same as the windows on the upper front façade. She said if the Board liked that look, the new windows and trim would look the same.

Doyle asked what type of windows would be installed. Roof said she believed they were vinyl clad. Doyle asked how visible the windows would be from the street. Roof said there would be very little visibility from the street. Ulrich said the Board had permitted the owners of the Buck Building to use vinyl clad windows.

Doyle said he had a concern about the color of the brick. Roof replied that it was just a rendering. Hucks said it looked like they had superimposed the front windows onto the side of the building.

Doyle said if they could make it match, he was fine with it. Roof said if it didn’t match, the bricks would not go up.

Doyle made a motion, seconded by Clonts, to approve with the understanding that there be enough reclaimed brick to do the detailing around the windows as was done on the front of the building. The vote in favor was unanimous. The motion carried.

IV. CONCEPTUAL REVIEW

A. Roof Family Holdings, LLC – Justin & Amanda Roof, applicants, are requesting a conceptual review for the future installation of four (4) windows on the West side of the second story building, as well as painting the West side wall of the
building located at 328 Main Street. (TMS #137-02-01-003 / PIN 36701010029)

Bullock said anything would be an improvement to that wall. Doyle said they could not use brick around the windows as there was no brick on the wall to begin with. Ulrich said the wall was brick. Roof said there was stucco on top of the brick. Doyle said new stucco over the old stucco would not work.

Hucks said staff thought the changes to the West wall was a good idea. Doyle said conceptually it was a good idea.

V. BOARD INPUT

Ivester asked if it had to come before the Board if they were just painting it the same color. Hucks said they would need a Certificate of Appropriateness and it would have to be reviewed by staff, however depending on the scope of the work, staff could recommend that the Board review and approve the request.

VI. STAFF INPUT

There was none.

VII. ADJOURN

There being no business to come before the Board, the meeting adjourned at 4:35 p.m.

Approved and signed this 18th day of November, 2015.

George Ulrich, Chairman