

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, AUGUST 24, 2022
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Duc Watts, Troy Roehm, McKenzie Jordan, Autry Benton, Jacqueline Kurlowski, Gerry Wallace, Jamie McLain (arriving late)

Absent:

Staff: Jessica Hucks, Planner; Katie Dennis, Planning Concierge

Other: Hillary Howard, Clairette Mathis, George Mathis, Ava Starnes, Chris Snyder, Leroy Clewis, Angie Johnson, Devin Parks, Shane Clark, Steve Strickland

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Jordan made a motion to accept the minutes as written and it was seconded by Wallace to approve the August 10, 2022 minutes. The vote in favor was unanimous. The motion carried.

Kurlowski made a motion to amend the agenda to hear Certificates of Appropriateness item first. Jordan seconded the motion and the motion carried unanimously.

V. CERTIFICATES OF APPROPRIATENESS

A. 1100 Third Ave – wall mural: The applicant, Conway Downtown Alive, requests approval of a wall mural, to be painted on the Laurel Street side of the building located at 1100 Third Ave (PIN 368-04-02-0103).

Hucks stated that the proposed mural will be painted on the Laurel Street side of the building. The size of the mural is 15' (w) x 10' (h). It is not considered signage. Colors of the mural include the following: Pure White SW 7005, Eco Green SW 6739, and Derbyshire SW 6741.

A rendering of the proposed mural was included in the packet.

Should the board choose to approve the applicant's requests, staff recommends the following condition that any deviation from what this board has approved requires a re-review & subsequent approval from the CAB.

Hillary Howard, further explained the request.

Wallace made a motion to approve the request as presented. Jordan seconded the motion and the motion carried with Benton voting no.

III. OLD BUSINESS

- A. **Honey Hair Studio – 315 Kingston Street:** The applicant, Bridget Stalvey, is requesting a revision to a portion of the building façade – to repaint the gutters that were installed black to match the building and window trim, located at 315 Kingston Street (PIN’s 367-01-01-0065 and -0032).

Hucks states that the current building façade color is Clary Sage (SW6178), as previously approved by this board. The applicant would like to repaint the downspouts black to match the window and building trim.

If the board chooses to grant the request, staff recommends the following conditions:

- The applicant must obtain all applicable permits
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

The applicant was not present.

The board discussed the request.

Roehm made a motion to approve the request with the condition that the gutter heads and downspouts be painted the same color as the building. Wallace seconded the motion and the motion carried unanimously.

- B. **Crooked Oak Tavern – 316-318 Laurel Street:** The applicant, Chris Snyder, Blue Shadow Holding, LLC, requests final review of the *remaining* exterior renovations, consistent with the Board’s motion and conditions granting final approval of the original request to renovate the buildings located at 316 and 318 Laurel Street (PIN’s 368-04-02-0081 and -0082).

Hucks stated that at the July 27, 2022 meeting, the Board moved to approve as stated below:

- Lighting: approved
- Black aluminum columns: approve as presented
- For 316 Laurel:
 - underneath the opening should be symmetrical,
 - the door jamb shall consist of a maximum 4-inch structural post wrapped in aluminum brake metal
 - to match the store front and be the same for the next 2 door jambs,
 - and the store front middle should go from jamb to jamb, with the left side matching the right side;
- For 318 Laurel:
 - an 8-inch brick (max), a storefront window from that brick to a maximum 4-inch structural post wrapped in aluminum brake metal;
 - Wood doors - acceptable everywhere, center portions to be brick and the store front doors on the left side will match the right side;
 - above the store front and doors will be a smooth stucco finish;
 - repurposed planters are acceptable and will be built around the black aluminum posts, mimicking the display cases;
 - brick designs that were presented are acceptable;

- all window/door glazing to be clear;
- all necessary attempts are to be made to limit brick paneling to 3-ft in width on the exterior for the area where the riser closet will be located; and
- applicant to provide architectural elevations with correct dimensions along with a floor plan that will need to be approved at a future meeting date.

At the July 13, 2022 meeting, this item was deferred at this meeting because the applicant had not provided a rendering that matched the Board's previous motion. Final approval was granted in February of this year, with conditions that were included in the Board's motion to grant final approval. Conditions included the following:

- Design of the two buildings to contain contrasting brick (rather than similar brick colors);
- Okay to remove stucco;
- Okay to remove display cases - replace current layout with a tile pattern and soffit;
- Current entry doors to be replaced with a door that has glass at the top;
- Retain art deco piece at top of building along with step ceiling at front entrance (318 Laurel);
- Keep windows between doors on building at 316 Laurel;
- Remove displays / walls at alley side entrance;
- Applicant must bring the brick color, tile pattern color and a new rendering / building elevation to the Board, with and without the extra windows; and
- Applicant to bring the signage and the building lighting at a future meeting date for review.

Following that approval, the applicant proceeded with selective demolition, which included removal of the façade material to inspect the conditions of the building underneath the façade. Upon inspection, the contractor noticed structural issues which required further inspection and subsequent work to shore up the building to prevent the building from collapsing before proceeding further. This also caused a delay in the applicant presenting final elevations to the Board for review.

June 22, 2022 CAB:

The applicant brought revised renderings to the June 22nd CAB meeting for consideration. The Board discussed the window placements in length with the applicant. Ultimately, the brick colors (Onslow and Riviera (accent brick) for 318 Laurel and Woodstock and Oak Grove (accent brick) for 31 (j Laurel), the awning (on 318 Laurel), the lighting (condition to add a 5th gooseneck lamp on the 316 Laurel Street for symmetry over the signage), alley-side façade materials, as well as signage for 316 Laurel (front and alley side) were approved; however, the board tabled all items proposed below the header for each front façade and asked that the applicant provide updated rendering showing exactly what the store front would look like from wall to wall as an option and that an 18-inch knee wall with planters as well as additional structures or posts to be added to the updated rendering.

The Board has already granted final approval of the renovations, with conditions. If the Board feels that the conditions of final approval have been satisfied with the revised submittal, staff recommends the following:

- Any deviation from what has been approved requires a re-review and subsequent approval from this board;
- The applicant shall obtain all required permits, approval, and licenses.

The applicants were present to answer any questions.

The board and applicants discussed the request.

Jordan made a motion to approve the request as presented with the condition to change the material above the window be replaced break metal with stucco. Benton seconded the motion and the motion carried unanimously.

IV. CONCEPTUAL REVIEWS

- A. **610 Laurel Street:** The applicants, George and Clairette Mathis, request *conceptual* review of a proposal to install a greenhouse on their property which has frontage along Main Street, located at 610 Laurel Street (PIN 338-13-03-0041).

Hucks stated that the applicants recently rezoned the parcel located within the Main Street HDRD to R-1 and have also recently received plat approval to combine PIN 338-13-03-0033, which has frontage along Main Street, with the parcel their home is located on - 610 Laurel Street. Once combined, the parcel will have frontage along Laurel Street and Main Street, making it a double-frontage lot. As such, all proposed structures that will be located on the parcel will be subject to CAB review. The applicants propose to install a greenhouse behind the existing garage on the property, but on the Main Street side. Because the lot is now subject to double-frontage (once combined), the applicants have also applied for a variance to allow an "accessory" structure in the proposed location. The hearing date of the variance request is August 25th, and pending the outcome of the variance, the applicants are asking for a conceptual review of the proposed greenhouse at this time.

The greenhouse is 8' wide and 24' in length. A picture of the proposed greenhouse is included in the packet, along with other relevant information.

Final review, or a request for a certificate of appropriateness, will follow at the next CAB meeting on September 14th.

Hucks noted that this is conceptual review only.

George & Clairette Mathis, applicants were present and further explained the review.

The board and applicant discussed the review in length.

V. PUBLIC INPUT

None

VI. BOARD INPUT

None

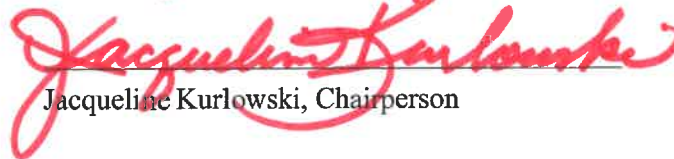
VII. STAFF INPUT

Hucks told the board that staff is in the process of working on a signage for the Laurel Street side of the building and will be bringing it for approval at the next meeting.

VIII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:30pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 14th day of Sept., 2022.


Jacqueline Kurlowski, Chairperson

