

**CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 19, 2014
COUNCIL CHAMBERS – 4:00 P.M.**

Present: Jason Pippin, Anne Bullock, Danny Clonts, Amber Wall,
Mary Catherine Cecil

Absent: George Ulrich

Staff: Michael Leinwand, Planning Director; Barbara Tessier,
Secretary

Other: Tom Anderson, April Todd, Vitaliy Miroff

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Cecil, to approve the January 22, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

Applicants for the first two agenda items were not present. The Board began with agenda item IV.

IV. SPECIAL TAX ASSESSMENT

A. Preservation Tax Incentive Program – Thomas J. Anderson II, property owner, requests review and preliminary approval for a special tax assessment for the property located at 217 Laurel Street. (TMS# 137-06-19-025)

Leinwand said at the January 22, 2014 meeting, Anderson had talked to the Board about his vision for the renovation of the building which houses the Farmers Market. He said the Board had given Anderson the approval to move forward with

cleaning the window openings and putting in glass. Leinwand said City Council had certified the property was historic, which was the first step required in the Preservation Tax Incentive Program ordinance. He said the Board was now charged with reviewing Anderson's application to determine if it met all ten of the state standards for preservation.

Leinwand went on to say the building was valued at \$116,900 (fair market), and the estimated renovation was approximately \$175,000. In order to qualify, 25% of the fair market value needed to be spent on the renovations. This estimated renovation was more than 25% of the value of the property.

Leinwand then turned the meeting over to Anderson. Leinwand showed the first slide in the presentation. Anderson said this view was showing the side of the building which faced the old court house. He said he wanted to build a door out of old materials to cover the large open doorway. He said the two windows at the top of the building would be replaced with transparent glass. Anderson pointed to the large window opening on the right. He said originally he thought he would replace it with storefront glass, but after thinking about the fact it could be broken, he was thinking about covering the opening with a panel of some sort.

Anderson then pointed to the window on the left which was currently board up. He said he thought for fire safety, he would make the window opening into an employee door.

Anderson was asked which way the sliding door would go when it was open. He said it would cover the large window opening.

Cecil asked if he was going to sprinkler the building. Anderson said it was not required for the size of the building. He said he had been thinking about putting a door into the back of Dilly Beans and if he did, sprinklers would be required.

Anderson asked Leinwand to go to the second slide. It was a close up of the window area.

Pippin asked Anderson to explain again what his purpose was for renovating the building. Anderson said the building's primary use was for the Farmers Market, but if he added heating and cooling, it could be used year round for wedding receptions, birthday parties, etc.

Wall spoke up and said Anderson's plans still seemed to be in limbo. She said she was not sure the Board could make any recommendation if the plans were still changing. She said she had no problem with the renovation, but felt they needed to see architectural sketches. Pippin agreed.

Anderson said the process needed to be made simpler with less bureaucracy. Wall said Anderson could do the sketches. Pippin said right now they had no idea if the renovations met the standards. Cecil said they at least needed to see materials.

Pippin said he wanted to see Anderson get the tax incentive, but they were charged with saying the project met the standards. Anderson said he would have to come back in two years to show his progress. Wall said it was possible the Board members could be different then.

Anderson said he could bring materials to the next meeting.

Pippin asked what happened if the Board approved the tax incentive. Leinwand said he would contact the County Assessor to freeze the assessed value of the city portion of the taxes.

Anderson said he would just come back at the next meeting. He said there needed to be someone to help with the process. Pippin said he appreciated what Anderson was trying to do, but they had to do their job.

After looking at the application, Wall said it needed to be added to. The application did not go into the full details of the requested renovation.

Anderson said he was withdrawing his request for today.

Wall made a motion, seconded by Bullock, to accept Anderson's withdrawal of his request. The vote in favor was unanimous. The motion carried.

At this time, the other applicants were present.

III. CERTIFICATES OF APPROPRIATENESS

A. Solano's Trattoria! – Vitaliy Miroff, applicant, requests approval of a wall sign modification to the building located at 328 Laurel Street. (TMS # 137-02-02-010)

Leinwand said the applicant was requesting lettering and font changes. He showed renderings of the requested signage.

Wall asked Miroff if the lettering was going to be bigger. Miroff said it was.

Wall made a motion, seconded by Cecil, to approve the signage changes. The vote in favor was unanimous. The motion carried.

B. Southern Charm Boutique – April Todd, applicant, requests approval of a new wall sign located at 327 Main Street. (TMS # 137-02-02-025)

Leinwand said this was the location of the former Gypsy Boutique. He said the sign met the requirements.

Cecil asked what the composition of the sign was. Todd said it was a 2' x 16" 3 mil alumicore sign. She said the background color was really not as dark as it appeared in the rendering. She said it was really a hot pink and not red as it was showing.

Todd said she also wanted to repaint the front of the building where the sign would be installed. Bullock asked her what color she wanted to paint. Todd said she would like black. Cecil said either black or white would work.

Todd said the soffit also needed to be painted white and she wanted to replace the nonworking lights with ones that worked.

Cecil asked what the border color was around the sign. Todd said it was white and teal.

Cecil made a motion, seconded by Wall, to approve the requested signage, and the painting of the front wall behind the signage either black or white. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

VI. ADJOURN

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

Approved and signed this 26 day of Feb, 2014.


Jason Pippin, Chairman