

**MINUTES**  
*CITY OF HOT SPRINGS, ARKANSAS*  
**Historic District Commission**

The regular meeting of the Historic District Commission was held on Thursday, January 19, 2017 at 8:30 a.m. in the Board Room of the Hot Springs Municipal Building, 133 Convention Boulevard, with Chairman Long Xua Xu presiding.

**Roll Call**

Present: Chairman Long Hua Xu, Commissioner Ellie Isaacs and Commissioner James Gray  
Absent: Commissioner Mary Francis Moore, Vice-Chairman Michael Pettey  
Staff: Rick Stauder, Planning Manager  
David Chunn, Planner

**December 15, 2016 Minutes**

Chairman Long Hua Xu called the meeting to order at 8:35 a.m. Chairman Long Hua Xu asked the commissioners if there were any corrections or additions that needed to be made to the previous minutes from the Thursday, December 15, 2016 meeting. Hearing none Chairman Long Hua Xu asked for a motion to approve the minutes as presented. Commissioner Isaacs made a motion to approve the Thursday, December 15, 2016 meeting minutes as printed with Commissioner Gray seconding. The motion carried with a unanimous vote 3-0.

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**NEW BUSINESS**

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1. Chez Julie

412 Central Avenue

Certificate of Appropriateness application request to remove the existing awning and expose transom windows and repaint storefront features; (HDC-16-0456)

Chairman Long Hua Xu asked staff to introduce the item. Planning Manager Rick Stauder stated that this item was from applicant Chez Julie, a long-time Hot Springs business in the process of relocating. Applicant has requested Certificate of Appropriateness approval for storefront modifications, remove an existing awning, repaint the exterior and install new business identification signage. Stauder invited the Applicant to step forward and address the Commission. Applicant Julie Smart – 326 Hide Away Hills Drive – introduced herself to the Commission. Commissioner Gray asked the Applicant if she intended to replace the awning, to which she replied that her intention was to remove the awning entirely and open up the transom windows. Commissioner Gray further inquired about the location of the proposed signage. There was no further public discussion on this item. With no further questions from the Commissioners, Commissioner Isaacs made a motion to approve the request as presented which was seconded by Commissioner Gray. The motion to approve carried with a unanimous vote. (For- 3, Against- 0, Absent-2, Abstain-0)

## 2. Rustic Development

528 Central Ave

Certificate of Appropriateness application request to repurpose existing patio planters and install safety railings and gate enclosure along patio edge (HDC-17-0002)

Chairman Long Hua Xu asked staff to introduce the item. Stauder stated this item was a Certificate of Appropriateness request located at the commonly known Bank of America building and its purpose was to utilize the ground floor and raised street plaza to accommodate a restaurant business. Stauder stated that this was viewed as an excellent use of the property and that the proposed side railings were intended to meet Alcoholic Beverage Control Board requirements to have an enclosed space. Stauder stated that the Applicant also proposed to relocate concrete planters, currently stationed at the plaza, to the adjacent rear parking lot in a location that would be highly visible. Stauder stated that the planters were considered complimentary to the building's architecture style and that their relocation was in keeping with Central Avenue Historic District Design Guidelines. Mr. Taylor submitted a planter box relocation plan with spacing dimensions to the commission which was passed around and reviewed by each commissioner.

Applicant Jason Taylor – 884 Fleetwood Drive – stated to the Commission that the intention was to bring entertainment value to downtown Hot Springs in the form of a restaurant. Commissioner Gray asked Mr. Taylor how much of the ground floor would be utilized by the restaurant. Commissioner Gray further inquired if it were possible to get a variance from the ABC Board in regards to the gate enclosure. Mr. Taylor responded that the gate enclosure would remain open during business hours. Commissioner Gray further inquired about how the fencing would be installed and anchored to the existing plaza and what the fencing post height would need to be to meet code.

Stauder asked Mr. Taylor about his plans for the existing hedge that sits on the corner of the plaza, to which Mr. Taylor responded that it would be replaced by smaller, more attractive plantings. Commissioner Gray then further questioned the applicant in regards to grease traps, location of kitchen, and type of restaurant tenant that intends to occupy the space.

There was no additional public discussion. With no further questions from the Commissioners, Commissioner Isaacs made a motion to approve the request as presented, on the condition that the proposed fencing that would be installed would be the same as was presented and that the concrete planters would be relocated to a highly visible location in the adjacent parking lot consistent with the presented planter relocation and spacing plan. The motion to approve as submitted with conditions was seconded by Commissioner Gray. The motion to approve as submitted with conditions carried with a unanimous vote.

(For- 3, Against- 0, Absent-2, Abstain-0)

## 3. Faith & Flair Boutique



128 Central Ave

Certificate of Appropriateness application request to add new business identification signage on the front of the building (HDC-17-0005)

Chairman Long Hua Xu asked staff to introduce the item. Stauder stated the nature of the request was in response to the Applicant's business, Faith & Flair Boutique, expanding in to two (2) separate adjacent buildings that have no internal access between them. Applicant claimed that there was great confusion among sidewalk pedestrians and customers, and the request for additional storefront signage was an attempt to address and remediate that confusion. Stauder asked for the Applicant to step forward.

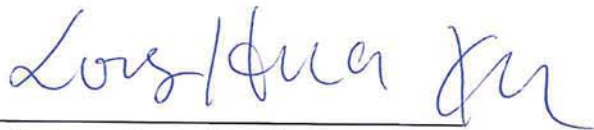
Applicant Lindsey Mays – 18588 Highway 67, Malvern AR – stated that her situation was unique in that she has one business that occupies two (2) separate buildings and pays rent to two (2) separate property owners. Commissioner Isaacs inquired of the Applicant if she intended to paint both buildings the same color, to which the Applicant replied that her only intention was to retouch the new location (128 Central Ave) with paint in the buildings existing colors and to use black paint to add "eyebrows" over the second story windows.

There was no further public discussion on this item. With no further questions from the Commissioners, Commissioner Isaacs made a motion to approve the request as presented which was seconded by Commissioner Gray. The motion to approve carried with a unanimous vote.

(For- 3, Against- 0, Absent-2, Abstain-0)

**Report:** Stauder informed the commission this would be Commissioner Ellie Isaacs last meeting as she was moving back to North Carolina. Stauder and the commission thanked her for her service and wished her well in her new endeavors.

**Adjourn:** Commissioner Isaacs made a motion to adjourn the meeting which was seconded by Commissioner Gray. The motion carried with a unanimous vote and the meeting was adjourned at 8:57 am.  
(For-3, Against-0, Absent-2, Abstain-0)



Chairman Long Hua Xu