

The regular meeting of the Conway Historic District Commission was held Monday, January 28, 2019 in Conway City Hall. The following members, being a quorum, were present and acting: David Carolina, George Covington, Sr., Shelby Fiegel, Steve Hurd, Taylor Martin, and Emily Walter. Gerald Tosh was absent.

Minutes from the December meeting were approved 5-0.

David Carolina joined the meeting after the vote to approve the minutes.

I. PUBLIC HEARINGS

A. Old Conway Design Overlay District Certificate of Appropriateness review – proposed new residence at 1935 Simms St

Tom Tubaugh, 1 Downing Circle, presented the request. Mr. Tubaugh explained that he and his wife, Becky, were approximately 90% complete with the remodel project (as approved by the HDC in March 2018) at this location when the structure was destroyed by fire. He is requesting to demolish the damaged residence and construct a new single-family residence. Mrs. Tubaugh noted that a [Dutch Elm] tree on the east side of the property will likely be removed. She explained that they would like to construct a single-family residence, but reverse the orientation on the site and include a 2 car garage plus install a picket fence in the front and privacy fence in the rear. Chairman Hurd noted that a new sidewalk or in-lieu fee would be required as the project is new construction. James Walden, Director of Planning & Development, commented that the driveway should narrow to 1 car width as it transitions to the street.

Neighborhood Discussion:

In favor: None

Opposed: None

Commission Discussion:

Request approved, with conditions as noted below, 6-0 on a motion made by Shelby Fiegel and seconded by Taylor Martin.

Conditions:

1. Driveway shall be paved with concrete or appropriate pervious pavers. Require the driveway to taper from a double driveway at the front edge of the house to a single driveway towards the street.
2. A fee-in-lieu of sidewalk be accepted due to the presence of the drainage channel along the east side of the property.
3. The applicant use the house plans indicated in the application including all the detailing included with those plans (Allison Ramsey House Plan K20015)
4. The house shall be placed at a 20' front setback from the property line.
5. Fiber-cement and wood siding/trim be used on the house.
6. HVAC equipment be placed in a manner to minimize its visibility from the street.
7. Will include fencing as previously approved.

II. DISCUSSION

A. Remaining 2018 CLG Grant Funds

Director of Planning, James Walden, gave a recap of remaining approved CLG funds that are available through the end of this year. There is an available CLG Training on February 20, 2019 in Little Rock. Steve Hurd and Emily Walter plan to attend. Another training opportunity, with Realtors, was discussed. Emily Walter, Steve Hurd, and James Walden planned to meet independently to plan then report back to the Commission.

B. 2019-2020 CLG Grant

Mr. Walden explained that the focus of the next grant cycle will be on preservation plans. He has gotten a preliminary estimate from a consultant in the \$40,000-50,000 range. The City would need to plan to

match half of the cost. The Commission has previously expressed interest in applying for a grant and Mr. Walden asked if the Commission wanted to request an appropriation for the matching funds from Conway City Council. Mr. Walden would like to see, as part of a preservation plan, recommendations for better structuring of the Historic District regulations. He noted that public participation would play a large part in this process. Mr. Hurd suggested part of the process be a study to determine if outlying areas, such as the Hendrix Addition could be brought under regulation and existing guidelines could be reviewed. The focus would be to create a master plan for the regulation process.

The request to submit a letter of intent to City Council requesting matching funds in the amount of \$20,000-25,000 for a 2019-20 grant application was approved 6-0 on a motion made by Shelby Fiegel and seconded by Emily Walter.

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by [unknown] and seconded by [unkown].