

The regular meeting of the Conway Historic District Commission was held Monday, July 22, 2019 in Conway City Hall. The following members, being a quorum, were present and acting: David Carolina, George Covington, Sr., Shelby Fiegel, Steve Hurd, and Emily Walter. Taylor Martin and Gerald Tosh were absent.

I. PUBLIC HEARINGS

A. New Single-Family Residence (OCDOD) – 141 Oliver Street (HDC2019JUN04)

A request for this property was previously reviewed and approved, with conditions, in February 2019. Since that time there have been some discoveries at the site that require design changes and therefore re-review by the HDC.

Niki Thompson (2759 Carl Stuart Dr) presented the request. The previously approved design was much deeper and carport was located at the rear of the residence. Given the discovery of a filled in swimming pool towards the rear of the site and the costly process to mitigate that area, Ms. Thompson has redesigned the residence to avoid that area of the site. The result is a smaller footprint and the carport is now located on the south side of the residence at the front. The zoning variance, granted for this lot, requires all parking to be located at the rear of the structure or on the concrete driveway; no parking is allowed in the front yard. The recommendation to require dual windows for each bedroom was added as a condition of approval.

Shelby Fiegel made a motion to approve the request including six conditions, listed below. Emily Walter seconded the motion. The motion was approved 4-0.

Conditions:

1. Driveway shall be paved with concrete, or appropriate pervious pavers. Dual ribbon driveways shall be required to mitigate the visual impact of the driveway's width.
2. A fee of \$877.06 be accepted in-lieu of sidewalk improvements due to the lack of sidewalks in the area.
3. Require a traverse gable for the main portion of the house.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits. This shall include resolving discrepancies between the plan view and elevations.
6. Dual windows for each bedroom are required.

B. New Two-Family Residence (OCDOD) – 1415 Prince Street (HDC2019JUL01)

Rik Sowell (1315 North St) with Sowell Architects, presented the request on behalf of property owners, Gayle and Kay Fowlkes (3370 Niklaus Dr). The Commission reviewed revised drawings provided by the applicant since the staff report had been issued. Mr. Sowell explained the changes that had been made in an effort to address some design concerns raised by Planning Staff. Steve Hurd questioned if the large scale of the structure fit in the context of the area. Emily Walter agreed. Discussion followed related to the proposed cladding materials of brick and stone.

George Covington, Sr. made a motion to approve the request pending revised drawings, addressing the recommended conditions from the Staff Report (listed below), be submitted and approved by the Planning Director. Shelby Fiegel seconded the motion. The motion was approved 4-0.

Conditions:

1. Redesign of the front façade to remove elements such as chimneys, increase the number of window openings, increase the depth of the porch, alter front façade articulation, require removal of metal roofing or require standing seam, and modify the appearance of roof forms to respect more historical norms and reduce massing.
2. Remove or reduce the amount of stone veneer on the front façade.
3. Decrease the front setback to 18' or less.

4. Indicate planting for 3 canopy trees such as Willow Oaks. Consult with Planning Staff for a list of approved trees.
5. Repair the existing sidewalk.

C. Storefront Window Change (OCDOD) – 1023 Oak Street (HDC2019JUL02)

James Walden explained that this project has been submitted for a State tax credit. In future, he suggested providing a bypass procedure for similar projects which will be held to an even higher historic design standard than the Conway HDC requires via the State tax credit process. Rik Sowell (1315 North St) with Sowell Architects, explained that the storefront windows along Oak St will be replaced.

Shelby Fiegel made a motion to approve the request. Emily Walter seconded the motion. The motion was approved 4-0 (including Steve Hurd); George Covington, Sr abstained.

D. New Accessory Building (OCDOD) – 234 Davis Street (HDC2019JUL03)

Patrick and Sarah Henry (234 Davis St) presented the request. Mr. Henry gave history of the project, from the previous accessory building being destroyed by fire through beginning construction of the new accessory building when work was stopped because there was no building permit or HDC Certificate of Appropriateness issued. He explained that they plan to use an approved cladding material, not vinyl siding. Lisa Mabry Williams (1717 Bruce St) appeared in favor of the request. A letter in favor of the request, from Darren McDonald (1805 Bruce St), was presented.

George Covington, Sr. made a motion to approve the request including two conditions, listed below. Shelby Fiegel seconded the motion. The motion was approved 4-0.

Conditions:

1. The structure shall be clad in finished wood siding, Hardie board, brick, or stone.
2. The applicant shall provide updated plans for approval by the Planning Director prior to issuance of the Certificate of Appropriateness.

Shelby Fiegel made a motion to adjourn. David Carolina seconded the motion. The motion was approved unanimously.