

The regular meeting of the Conway Historic District Commission was held on Monday, January 28, 2020 in Conway City Hall. The following members, being a quorum, were present and acting: David Carolina, Shelby Fiegel, Steve Hurd, Taylor Martin, Emily Walter, Margaret West; Liz Hamilton arrived following the vote to approve meeting minutes. Also in attendance was James Walden, City Planning Director.

December meeting minutes were approved 5-0 on a motion made by Shelby Fiegel and seconded by Taylor Martin. Chairman did not vote.

## **I. PUBLIC HEARINGS**

### **A. 2035 Independence Avenue (OCDOD) – New single-family residence**

Reed Weaver (1335 Salem Rd) presented the request. He noted that the submitted elevation drawings are inverted from the planned construction in an effort to save an existing tree on the site. Mr. Weaver acknowledged the requirement to install a sidewalk as part of the project.

Shelby Fiegel made a motion to approve the request, including 6 staff recommendations. Emily Walter seconded the motion. The motion was approved 6-0. Chairman did not vote.

Staff recommendations:

1. The oak tree and gum tree in the front yard shall be maintained through construction. Proper tree protection shall be executed during construction.
2. Require true divided light windows if 4 over 4 windows are included as proposed. 1 over 1 windows may also be allowed.
3. Require fascia and soffits to be finished with wood construction.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Architectural shingles shall be used for roofing material.
6. The applicant will provide revised and corrected plans to the Planning Director for review and approval prior to issuance of building permits.

### **B. 853 Mitchell Street (RHD) – Request for modification to previous approval for new single-family residence**

The applicant requested modification to remove certain conditions (2, 3, and 7) which were approved at the December 19, 2019 meeting. Kelley Erstine (830 Reynolds Ave), the applicant, presented the request for modification. He provided a series of revised drawings to the commission for review. He explained that condition 3, requiring a wider/more substantial front façade to reduce the complexity of roof form has been addressed and rounded dormers have been added. Mr. Erstine explained the addition of windows where they could, to address condition 2, but that some locations were unsuitable as they were in bathrooms or showers or that they were not added in an effort to maintain a solid wall in the master bedroom. The front door and wall have been moved outward to reduce the depth of the front entry. James Walden has reviewed the applicant's revisions since the December 19, 2019 conditional approval. As the revisions did not fully satisfy the approved conditions he suggested the applicant approach the commission about modifying the conditions of approval. Steve Hurd commented on how the proposed design relates/doesn't relate to the period of significance of houses in the area. The commission discussed the proposed plan revisions and some additional changes and modifications as reflected in the approved modified conditions listed below.

Shelby Fiegel made a motion to modify the approval of the request, including modified staff recommendations as listed below. Emily Walter seconded the motion. The motion was approved 6-0. Chairman did not vote.

Staff recommendations as approved December 19, 2019; *Modifications*.

1. Provide additional details on the existing trees and proposed tree plantings. If any significant trees

are removed, the Planning Director may require replanting of new trees. At a minimum, one tree per thirty feet of street frontage shall be required.

2. Require ~~at least 30% of the front and side façades be composed of window openings.~~ *additional side façade double windows on bedrooms 2 and 3; relocate 2 windows from west master bedroom wall to the south wall.*

3. ~~Require a more substantial (wider) front façade at the very front of the structure to reduce the complexity of the roof form.~~

4. Require a more shallow recess for the front entry.

5. Require true divided light wooden windows.

6. Require fascia and soffits to be finished with wood construction.

7. ~~Require an altered roof form that reduces the roof's towering nature with architectural shingles~~

~~required.~~ *modified roof form for the area's facing front façade to have consistent slopes and barrel dormers.*

8. HVAC equipment be placed in a manner to minimize its visibility from the street.

9. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

**C. 705 Davis Street (OCDOD) - New accessory structure**

Niki Thompson (2759 Carl Stuart Rd) presented the request. She explained that remodeling plans, approved previously by the HDC, have been completed, but that the owner would like to add a covered accessory structure near the pool in the backyard. She acknowledged the need for a zoning variance for reduced side setbacks. The commission discussed the roof form and it was decided that a gabled roof was preferable to the proposed hip roof. Steve Hurd also noted that work should be completed in the manner in which it is reviewed and approved. Additions and/or changes to approved work should not happen. He referenced the addition of the walled courtyard and brick column with metal fencing at this property which were not reviewed or approved by the commission.

Taylor Martin made a motion to approve the request, including 3 staff recommendations. David Carolina seconded the motion. The motion was approved 6-0. Chairman did not vote.

Staff recommendations:

1. The proposed accessory structure shall be clad in either wood siding or cement fiber siding (Hardie Board).

2. Revised plans shall be submitted to the Planning Director correcting the roof form of the structure to allow for a compatible design.

3. The applicant shall obtain a zoning variance for setback reduction prior to the issuance of building permits.

**D. Election of officers for 2020**

The commission nominated Steve Hurd for chairman, Emily Walter for vice-chairman, and Shelby Fiegel for secretary. The commission opted to have an informal secretarial pool for the purpose of rotating the duties of drafting meeting minutes. Shelby Fiegel will record the minutes for the February meeting. Liz Hamilton made a motion to approve the nominees. Taylor Martin seconded the motion. The motion was approved 6-0. Chairman did not vote.

A motion to adjourn, made by Liz Hamilton and seconded by Shelby Fiegel, was approved unanimously.