

The regular meeting of the Conway Historic District Commission was held on Monday, August 24, 2020 via Zoom. The following members, being a quorum, were present and acting; Steve Hurd, Liz Hamilton, Margaret West, Taylor Martin, Emily Walter, and Shelby Fiegel. David Carolina was absent.

The July meeting minutes were approved 5-0-1 on a motion made by Emily Walter and seconded by Liz Hamilton. Chairman did not vote.

I. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 1405 College Avenue- Accessory Building Modifications

Zac Hendricks of Hendricks Remodeling (1103 Watkins St) presented on behalf of the owners. The applicant is proposing to remodel the existing accessory building by reconstructing the roof and supporting roof structure on the front 19.5' of the approximately 42.5' accessory building. The existing barn style roof would be replaced with a roof pitch to match the back half of the structure.

Shelby Fiegel made a motion to approve the request with staff recommendations. Taylor Martin seconded the motion. The motion was approved 5-0-1. Chairman did not vote.

Staff recommendations approved as follows:

1. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.

B. 2009 Caldwell Street - Exterior Modifications & Addition

Niki Thompson (applicant/owner) of Storybook Renovations (2759 Carl Stuart St) presented. The applicant is proposing to modify the exterior façade of the existing house and construct a 176 square foot addition at the rear. Margaret West discussed other window options with Mrs. Thompson. Emily Walter asked for more details concerning the "waterfall roof line." Commissioners discussed the overall style of the house.

Liz Hamilton made a motion to approve the request with staff recommendations, striking recommendation #2 and #4. Taylor Martin seconded the motion. The motion was approved 4-1-1 (Liz Hamilton, Taylor Martin, Shelby Fiegel, and Margaret West approved; Emily Walter did not approve). The Chairman did not vote.

Staff recommendations approved as follows:

1. Materials which are consistent with the existing structure shall be used for the addition.
2. Sidewalk in lieu fees shall be paid for the full length of the Caldwell St frontage.
3. One canopy tree shall be planted in the front yard to replace the tree being removed.

C. 1824 Bruce Street - Exterior Modification

Julianne Weeks (applicant/owner) presented. The applicant is proposing to replace the exterior siding in places, adjust the location of the front door, and replace windows at the side and rear of the house. Commissioners requested more information about the replacing of the original windows and moving the front door to center it.

Shelby Fiegel made a motion to approve the request with staff recommendations, striking recommendation #2 and rewriting recommendation #3 as "the windows to be replaced shall feature divided lights." Emily Walter seconded the motion. The motion was approved 5-0-1. The Chairman did not vote.

Staff Recommendation:

1. Materials for the addition shall be used that are consistent with the materials of the existing structure. Wood or fiber cement siding is acceptable.
2. The windows to be replaced shall be of a material compatible with those traditionally found in Old Conway and shall feature divided lights.

D. 517 Fifth Street - New Single-Family Residence

Brian & Holley Strandlund (applicant/owner) presented. The applicant is proposing to construct a new 1,915 square foot single-family home in a contemporary style. The applicant had questions about the recommendations.

The homeowner/applicant will work with Conway planning staff to update the design plan.

Margaret West made a motion to table the proposal. Taylor Martin seconded the motion. The motion was approved 4-0-2 (Emily Walter abstained). The Chairman did not vote.

E. 418 Oliver Street - Rear Addition

Richie Arnold (applicant/owner, 2605 Robinson Ave) presented. The applicant is proposing to construct a new 514 square foot addition at the rear of the structure to create a more functional kitchen and living area.

Shelby Fiegel made a motion to approve the request with staff recommendations. Emily Walter seconded the motion. The motion was approved 5-0-1. The Chairman did not vote.

Staff Recommendation:

1. Planting of one canopy tree in the rear yard, if any tree over 8" is removed.
2. Require true 1 over 1 windows for all windows replaced and all windows on the rear addition.
3. Require fascia and soffits to be finished with wood or wood equivalent construction such as Hardieboard.
4. HVAC equipment be placed in a manner to minimize its visibility from the street.

F. 511 First Street - Exterior Modifications

Colby Kinggard (applicant/owner, 11 4th St, 72058) presented. The applicant is proposing to enlarge the front window openings as well as replace the existing porch awnings with a new roof. Additionally, the applicant is proposing to replace the metal columns with wood.

Two options were provided with regard to the new roof for the porch. Option 1 would involve constructing a new roof over the existing porch, maintaining the same pitch as the existing metal awnings. Option 2 would involve removing the center gable from the front façade and continuing the pitch of the roof of the existing house to cover the porch.

Shelby Fiegel made a motion to approve the request with staff recommendations. Taylor Martin seconded the motion. The motion was approved 4-0-2 (Emily Walter abstained). The Chairman did not vote.

Staff Recommendation:

1. Option 1 shall be implemented with regard to the roof and porch modifications.
2. The new columns shall be of a wood material and a minimum of 8"x8."
3. New windows at the front of the house shall be of a material compatible with those traditionally found in Old Conway which are typically a form of double-hung sash.
4. Allow window replacements as appropriate.

A motion to adjourn, made by Shelby Fiegel and seconded by Taylor Martin, was approved unanimously.