

The regular meeting of the Conway Historic District Commission was held on Monday, November 22, 2021 in the City Council Chambers at City Hall. The following members were present and acting: Emily Walter, Marie Cason, Margaret West, Shane Lind, and Shelby Fiegel. Steve Hurd and Liz Hamilton were absent.

Vice Chair Emily Walter served as chairman in Steve Hurd's absence. October meeting minutes were approved 5-0 on a motion made by Shane Lind and seconded by Marie Cason, with the chairman voting.

I. PUBLIC HEARING - OLD CONWAY DESIGN OVERLAY DISTRICT

A. 340 Conway Boulevard- Exterior Modification

The applicant (Robbie Max) is proposing to enclose the existing two-car open carport. A traditional window-top garage door is proposed with a door placed on the south façade. The applicant will use board and batten siding to match the siding for that portion of the house on the remainder of the structure.

The applicant requested to amend the recommendations to include adding a window on the east (one window on south and one window on the east).

Recommendations are as follows:

1. A window will be added to the south facade and a window will be added to the east facade.
2. Require construction be of wood or Hardie® siding/LP SmartSide® type siding using a board and batten pattern.
3. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

Marie Cason motioned to approve, and Emily Walter seconded the motion. The motion passed 5-0, with the chairman voting.

B. 514 Center Street- New Single-Family Residence

The applicant (Richard & Jennifer Rogers) and architect (Sowell Architects) are proposing to construct a new 2,645 square foot single-family home in a contemporary craftsman style.

The applicant requested the removal of the carport to include a stoop. The applicant also requested to move the sidewalk to connect to the driveway. The applicant requested to use vinyl for the fascia/soffits, but must use an approved material (hardie board, wood, smart-side, etc).

Recommendations are as follows:

1. Require the front setback be set at between 13'-18' from the front property line.
2. Sidewalks are required along Center St. (5' sidewalk at least 6.5' from the back of curb).
3. Require a walkway from the front door to the sidewalk.
4. Planting of 2 canopy trees in the front yard is required.
5. Require all windows be 1-over-1 design.
6. Require all windows feature wide trim.
7. Require wood, Hardie® siding/LP SmartSide® lap siding to be used as siding.
8. Require porch columns be at least 8" in diameter.
9. Shutters shall not be permitted for the structure.
10. HVAC equipment be placed in a manner to minimize its visibility from the street.
11. Carport approved as drawn or covered stoop instead of carport, per revised plan.
12. Submit revised drawings to the Planning Director for approval prior to release of the Certificate of Awareness.

Emily Walter motioned to approve with revised recommendations and Shane Lind seconded. The motion passed 5-0, with the chairman voting.

C. 805 Donaghey Avenue- Exterior Modification

The applicants (David & Patti Stobaugh) are proposing to modify an existing canopy. The canopy was expanded as a COVID-19 adaption and was administratively approved due to a necessity to quickly adapt. The current proposed work includes replacing the majority of the patio fencing with a low stone wall and placing a stone veneer around the existing metal columns of the patio. A stone hearth is additionally proposed that will include a fireplace.

Recommendations are as follows:

1. Require an updated landscaping plan based on the approved development plans from 2017 and include shrubs on the Donaghey Ave side to soften the appearance of the patio.
2. Require a chimney if the hearth is to be used with an open fireplace.
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

Marie Cason motioned to approve with recommendations and Margaret West seconded the motion. The motion passed 5-0, with the chairman voting.

D. 766 Harkrider Street- New Commercial Structure

The applicant (Brad Peterson/Crafton-Tull) is proposing to construct a new 17,034 square foot bank building on the former site of the old Second Baptist Church of Conway. The structure will be constructed in a modern style that honors the architectural heritage and character of downtown Conway. The structure will be an expansion of downtown east of Harkrider in an area that has traditionally seen suburban style development.

Recommendations are as follows:

1. Require deferring review of the landscaping until the development review applicant is processed except that 1 street tree (canopy or understory) shall be provided for each 30' of street frontage along Monroe St.
2. Require the driveway to adjoining property to the south taper in on the westernmost side toward the ROW line with a 10' radius curve where it adjoins the driveway throat.
3. Require dense evergreen screening of the dumpster and transformer enclosures including shrubs and trees to mitigate view of them.
4. No tinted glass shall be permitted on the first floor facades.
5. Require all roof mounted equipment be screen by parapet walls or separate solid screening materials.
6. Require a 7.5' greenspace adjacent to the curb with a 13' sidewalk. Additionally, 7' deep planter beds consistent with the standard detail shall be required in the newly dedicated ROW with street trees planted no less than 35' apart on center.

Emily Walter motioned to approve, and Shane Lind seconded. The motion passed 5-0, with the chairman voting.

II. ADDITIONAL BUSINESS

A. Consideration to amend the Historic District Commission By-Laws



Emily Walter motioned to table the By-Laws amendments and Shane Lind seconded the motion. James Walden will send a copy of the Bylaws that shows changes. The motion passed 5-0, with the chairman voting.

B. Adoption of the 2022 Historic District Commission Calendar

Emily Walter motioned to accept the calendar for 2022 and Shane Lind seconded the motion. The motion passed 5-0, with the chairman voting.

C. Election of 2022 Historic District Commission Officers

Shelby Fiegel motioned to nominate Steve Hurd as Chair, Emily Walter as Vice Chair, and have a rotating Secretary position with Shane Lind seconding the motion. The motion passed 5-0, with the chairman voting.

A motion to adjourn, made by Shane Lind and seconded by Emily Walter, was approved unanimously.