



The regular meeting of the Conway Historic District Commission was held on Monday, February 22, 2021 via Zoom. The following members were present and acting: Steve Hurd, Emily Walter, Liz Hamilton, Margaret West, Marie Cason, Shane Lind, and Shelby Fiegel.

January meeting minutes were approved 6-0-1 on a motion made by Shane Lind and seconded by Liz Hamilton, without the chairman voting.

I. PUBLIC HEARING- ROBINSON HISTORIC DISTRICT

A. 931 Center Street- Exterior Modifications

Kurt Jones (applicant) is proposing to install garage doors on the existing garage on site. The H.H. Bumpers House was constructed in 1929 in the Spanish Revival Style. The structure was listed as contributing at the time the district was surveyed in early 1998.

Staff made no recommendations to the project.

Shelby Fiegel motioned to approve, and Margaret seconded. The motion passed 6-0-1, without the chairman voting.

II. PUBLIC HEARING- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 619 Mitchell Street- Exterior Modifications

Dan Williams (applicant) is proposing to remove three windows along a side façade to replace them with a French door walk-up entry. The applicant is proposing to use a fabricated fiberglass door with external grids on the doors' windows. The surround for the door will be filled with custom fabricated glass.

Shelby Fiegel motioned to approve with recommendations (below), Shane Lind seconded the motion. The motion passed 6-0-1, without the chairman voting.

Recommendations are as follows:

1. Require wide trim matching the existing style of window trim on the opening for the overall entry.
2. If an addition of a railing or arbor is added at a later date, the applicant will have to resubmit plans to the commission for approval.

B. 1606 South Boulevard- New Single-Family Residence

Julie and Loren Kaylor (applicant/owners) are proposing to construct a new, 1,529 square foot single-family home, in a simplified English Revival style. Jamie Moon (designer/contractor) was also presenting on behalf of the project.

Shelby Fiegel motioned to approve with recommendations (below), Shane Lind seconded the motion. The motion passed 6-0-1, without the chairman voting.

Recommendations are as follows:

1. Permit up to a 16' x 20' concrete pad at the rear of the house for parking.
2. Planting of 1 canopy tree along the South Blvd frontage is required.
3. Planting of 3 canopy trees along the Center St frontage is required (reflects tree credit for the existing tree, which must be preserved).
4. Require windows to be true divided lights or 1 over 1 if not true divided light.
5. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardieboard).
6. HVAC equipment be placed in a manner to minimize its visibility from the street.
7. Submit any revised drawings to the Planning Director for approval prior to release of the COA.
8. Require one step from finished grade to the porch.
9. Work with staff to develop plans for a consistent roof line (as possible).



C. 502 Front Street- New High School Building

Joanna Nabholz (applicant/design professional), on behalf of St. Joseph Catholic Church (owner), is proposing to construct a new, 39,000 square foot, two-story high school building to replace the existing high school building. The applicant has long term plans to additionally locate an elementary school building south of the proposed structure in a similar style.

Emily Walter motioned to approve with recommendations (below), Shane Lind seconded the motion. The motion passed 5-0-2 with the chairman not voting and Liz Hamilton abstaining.

Recommendations are as follows:

1. Recommend requiring additional plantings to help screen any public view of areas that will be clad in metal prior to construction of the elementary addition.
2. Screen all rooftop equipment.
3. Coordinate any necessary changes to the streetscape to match city standards for downtown with Conway Corporation and Conway Transportation.
4. Correction of the above conditions to be handled at the time of Development Review. The COA will be issued following Development Review Approval.

III. Discussion

A. Adoption of Historic Preservation Plan

Shelby Fiegel motioned to approve, and Emily Walter seconded the motion. The motion passed 6-0-1, without the chairman voting.

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