

The regular meeting of the Conway Historic District Commission was held on Monday, April 26, 2021 via Zoom and in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Emily Walter, Liz Hamilton, Margaret West, Marie Cason, Shane Lind, and Shelby Fiegel.

March meeting minutes were approved 5-0 on a motion made by Shane Lind and seconded by Marie Cason, without the chairman voting.

I. PUBLIC HEARINGS- ROBINSON HISTORIC DISTRICT

A. 819 Mitchell Street- New Single-Family Residence

Leo and Lynne Crafton (applicants) are proposing to construct a new 3,340 square foot single-family residence and a 1,742 square foot garage and porch. The proposed structure will be constructed in contemporary style.

Discussion ensued regarding the placement of windows. The commission shared windows can be added anywhere on the front facade and additional side facades as long as they compose 25% of the front and side facades. Hal Crafton of Rush-Hal (contractor) shared that should not be a problem.

Chairman Hurd suggested the removal of the shutters as they are not consistent throughout the structure and within the neighborhood. This comment appeared in the staff report as well. There was a discussion to make the shutters functional to appease the suggestion of removing the shutters. The homeowners agreed to that suggestion.

Recommendations are as follows:

1. Require planting of 2 understory trees and 1 canopy in the front yard.
2. Require the driveway be reduced to 10 feet and moved approximately 3 feet to the north with a 2 foot buffer from the house for plantings. However, placement at the street should share the existing driveway apron or the existing driveway should be modified and reduced in size.
3. Require at least 25% of the front and side façades (excluding the garage area) be composed of window openings. Including the addition of a window along the front façade on the north side of the structure, and additional windows along the side façades including an opening in the alcove on the north side façade.
4. Require true divided light wooden windows.
5. Require fascia and soffits to be finished with wood or Hardie Board construction.
6. Any fencing will require HDC approval.
7. HVAC equipment be placed in a manner to minimize its visibility from the street.
8. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.
9. Add a dormer to the shed's roof.
10. The shutters on the front facade must be functional.

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

B. 928 Center Street- Exterior Modifications

The Greeson-Cone House was constructed in 1920 in the Craftsman style. The structure was listed as contributing in early 1998 when the district was surveyed. The house was listed on the National Register of Historic Places in 1995.

Stephen Eifling/Oasis Construction (applicant) and Kimberly Mulkin (owner) are proposing to remove the existing staircase at the rear of the structure and construct a new staircase. The existing staircase was present

at the time the district was surveyed in 1998, though it is likely not original to the house. The staircase is at the rear of the structure with only a small portion of the side being visible from the public right-of-way.

Recommendations are as follows:

1. The use of lattice or similar screening material is prohibited.

Emily Walter motioned to approve, and Liz Hamilton seconded. The motion passed 6-0, without the chairman voting.

II. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 530 Davis Street- Exterior Modifications

The applicant is proposing to add a partially covered deck to the rear of the home. The applicant commenced work prior to obtaining a Certificate of Appropriateness or building permits.

Recommendations are as follows:

1. Require the structure be constructed with detailing as submitted.
2. The addition and all work must fully comply with all Building Codes.

Emily Walter motioned to approve, and Margaret West seconded the motion. The motion passed 6-0, without the chairman voting.

B. 619 Mitchell Street- Exterior Modifications

Emily Walter took over for Steve Hurd as Chairman since Steve Hurd was the design professional on the project.

Dan Williams (applicant) and Steve Hurd (design professional) are in the process of replacing three windows on the north facade with a French door walk-up entry per approval by the HDC in February 2021. As an expansion of that project, the applicant is seeking approval to add a roof over the new side entry landing in accordance with the Certificate of Appropriateness issued on February 22, 2021.

Recommendations are as follows:

1. If railings for the entry are added they should match the front door in style and construction.

Shelby Fiegel motioned to approve, and Shane Lind seconded. The motion passed 5-0-1, without Emily Walter voting as she was filling in as chairman, and Steve Hurd abstaining due to his relation to the project.

C. 766 Harkrider Street- Interim Building

Grant Gordy of First Community Bank (applicant) is proposing to place an approximately 1,100 square foot interim building to serve as a temporary branch bank with drive-thru while the new bank/office building is being constructed. The site is currently developed as a surface parking lot which previously served the various uses of the church complex. The proposed structure will be clad with metal panels with a brick veneer at the four corners and wood entrance canopy.

Recommendations are as follows:

1. The building shall be removed prior to April 27, 2023.
2. The building shall comply with Development Review standards in accordance with Article 1101 of the Zoning Code with consideration given to the building's temporary nature.
3. Appropriate interim building permit shall be obtained from the Building Permits Department.
4. HVAC equipment be placed in a manner to minimize its visibility from the street. Landscape or equivalent screening may be required.



5. Additional landscaping shall be provided along Monroe Street to adequately screen parking; no trees shall be removed as part of the project.

Emily Walter motioned to approve, and Liz Hamilton seconded. The motion passed 6-0, without the chairman voting.

A motion to adjourn, made by Shelby Fiegel and seconded by Shane Lind, was approved unanimously.