

The regular meeting of the Conway Historic District Commission was held on Monday, May 24, 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.

April meeting minutes were approved 5-0 on a motion made by Shane Lind and seconded by Emily Walter, without the chairman voting.

## **I. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT**

### **A. 2016 Cross Street (Exterior Modifications)**

Niki Thompson/Storybook Renovations (applicant/owner) is proposing to renovate the 1960's home, including reverting the now enclosed garage back to its original use, adding a low fence surrounding the patio on the southeast corner, replacing the wooden inserts with glass, and replacing existing aluminum windows with like-design vinyl windows.

As a part of the public hearing, a neighbor, Caleb Clawson, shared that he is in support of this project; very excited about the updates. The property has had issues in the past and the neighborhood is ready for a positive change. Mr. Clawson owns a property that touches the property. He mentioned that the property has drainage issues.

Recommendations are as follows:

1. Fence height, in the front yard, shall not exceed 42" and shall be of wood.
2. Replacement windows shall be of like-design to existing per the applicant's proposal.
3. Stone detailing on the front shall remain unpainted.

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

### **B. 1406 Scott Street (New Office/Storage Building)**

Rik Sowell of Sowell Architects, Inc (designer) and BM of America (applicant/owner) is proposing to construct a new 2,280 square foot office and storage structure. The proposed structure will be of a modern style consistent with the adjacent BMAA structure.

The dumpster will be relocated in accordance with neighbors' requests.

Recommendations are as follows:

1. Provide sidewalks along both the Scott Street and Grove Street frontages along the extents of the property to the centerline of the former Oliver Street. The applicant may place the sidewalk on private property to accommodate a suitable ADA crossing over the former Oliver Street. The sidewalk will need to be placed in a pedestrian easement. This will require removal of two parking spaces along Grove Street as indicated in the staff report.
2. The property shall be platted prior to issuance of building permits.
3. In addition to all landscaping required for development review approval, staff requests a continuous row of evergreen shrubs with a mature height of a 1.5' - 4' tall is required to screen the former southern extent of Oliver Street and the proposed truck well.
4. All mechanical equipment shall be placed in a manner to minimize view from the street, and may be placed rooftop or along a side or rear facade.

Shane Lind recommended to approve the proposal with staff recommendation #4 removed and recommendation #3 to be edited. Margaret West seconded the motion.

**C. 911 Oak Street (Fence Variance)**

The property is proposing to obtain approval, following construction, of a vinyl fence to enclose a play area behind the building at the site. As understood by staff, the applicant was not informed by the contractor that approval is needed.

Recommendations are as follows:

1. Remove fencing to abate the violation.
2. Required materials brick, metal and stone can be used.

Shelby Fiegel motioned to table the discussion until next month and Emily Walter seconded. The motion passed 6-0, without the chairman voting.

**II. Other Discussion**

- A. Conway Commercial Historic District Resurvey committee will meet on July 26.
- B. African American history context study community meeting will occur on May 27; you can register on the City of Conway website.

A motion to adjourn, made by Emily Walter and seconded by Marie Carson, was approved unanimously.