



The regular meeting of the Conway Historic District Commission was held on Monday, October 24, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Marie Cason, Emily Walter, Shane Lind, and Margaret West. Liz Hamilton and Shelby Fiegel arrived late to the meeting; votes following the minutes adoption reflect their participation.

October meeting minutes were approved 4-0 on a motion made by Shane Lind and seconded by Marie Cason, without the chairman voting.

I. OLD CONWAY DESIGN OVERLAY DISTRICT

A. 2024 Weems Street- New single-family residence

The applicant (Cody Ferris) and owner (Niki Thompson) are proposing to construct two new homes on separate applications; a 1216 square foot modern style home and a 1695 square foot modern style home.

The Commission shared concerns about modern design elements included in the proposal and suggested some elements that would create a more historic look. The applicant also requested a small black metal roof. The Commission and applicant also discussed creating a buffer for the driveways between the two homes proposed on November's agenda (the drive can still be 12 feet, but there needs to be a 2-foot area between to create two separate driveways).

Margaret West shared concern over the starkness of the design and suggested an additional element to combat that concern. Planning Director James Walden cautioned the Commission to think of the Overlay District and the Historic Robinson District within the objectives of each; one focused on design and one focused on preservation.

The recommendations include:

1. Planting of one canopy tree in the front yard is required.
2. Require all windows be one-over-one design and feature wide trim.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie board siding).
4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Driveway shall not exceed 12' width and shall feature 2' green buffers on either side.
6. Provide a crawlspace, taller slab, other mechanism to provide the slab an "elevated" appearance that is more compatible to the area.
7. Submit revised drawings to the Planning Director for approval prior to release of the COA.
8. Require that the primary front gable needs to continue to the back of the home.
9. Require that either a window or a vent be added above the canopy on the front elevation.

Emily Walter motioned to approve the proposal with recommendations as written. Marie Cason seconded the motion. The motion passed 4-2, with Margaret West and Shane Lind voting against the motion; the chairman did not vote.

B. 2022 Weems Street- New single-family residence

The applicant (Cody Ferris) and owner (Niki Thompson) are proposing to construct two new homes on separate applications; a 1216 square foot modern style home and a 1695 square foot modern style home.

The recommendations include:

1. Planting of one canopy tree in the front yard is required.
2. Require all windows be one-over-one design and feature wide trim.
3. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie siding).

4. HVAC equipment be placed in a manner to minimize its visibility from the street.
5. Driveway shall not exceed 12' width with paving allowed west of the covered carport.
6. Correct sidewalk location on plans.
7. Provide a crawlspace, taller slab, other mechanism to provide the slab an "elevated" appearance that is more compatible to the area.
8. Modify the solid canopy wall to provide more transparency with slats or other elements.
9. Submit revised drawings to the Planning Director for approval prior to release of the COA.
10. Require to add additional brick detailing over all windows.

Emily Walter motioned to accept, and Marie Cason seconded the motion. The motion passed 4-2, with Margaret West and Shane Lind voting against the motion; the chairman did not vote.

C. 1922 Weems Street- Remodel of existing single-family residence

The applicant (Cody Ferris) and owner (Niki Thompson) are proposing to modify an existing 2,404 square foot single family home with driveway removal, new walkways, partially new siding, and various new windows.

The applicant and owner expressed a desire to create consistency throughout the home by replacing windows to match existing windows. The Commissioners shared that they believe the new design creates design cohesion on the property. Discussion ensued regarding the proposed signage; converting the current signage to a L-shaped fence to create a courtyard in front of the double windows on the front elevation.

The applicant and owner asked if a driveway could be constructed to the back yard; a ribbon driveway would be allowed.

The recommendations include:

1. If maintained as a front address wall, it must be limited to 18" height; allow an L-shaped fence to create a courtyard in front of the double windows on the front elevation.
2. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie siding).
3. HVAC equipment be placed in a manner to minimize its visibility from the street.
4. Submit revised drawings to the Planning Director for approval prior to release of the COA.
5. A ribbon driveway will be allowed to the backyard structure.

Emily Walter motioned to approve, and Shane Lind seconded the motion. The motion passed 5-1, with Margaret West against the motion; the chairman did not vote.

D. 1919 South Boulevard- Roof material change

The applicant (Joanna Nabholz) and owner (Catholic Diocese of Little Rock) are requesting to make modifications to the previously approved plans to construct a new 7,761 square foot religious facility for the Catholic Campus Ministry. The existing approval provides allowance for a shingle roof. The applicant would like to switch the roof materials to a metal standing seam roof.

Emily Walter motioned to approve the proposal and Marie Cason seconded the motion. The motion passed 6-0; without the chairman voting.

II. ADDITIONAL BUSINESS

A. Adoption of the 2023 Historic District Commission Calendar

Discussion to change the December 2023 meeting date to December 19, 2023 and application deadline date to December 1, 2023.



Emily Walter motioned to approve the change and Shane Lind seconded. The motion passed 6-0; without the chairman voting.

B. Election of 2023 Officers

Shelby Fiegel motioned to nominate Steve Hurd as Chair and Emily Walter as Vice Chair. Shane Lind seconded the motion. Election of the Secretary position was postponed until the January 2023 HDC meeting. The motion passed 6-0, without the chairman voting.

A motion to adjourn, made by Shelby Fiegel and seconded by Emily Walter, was approved unanimously.