

The regular meeting of the Conway Historic District Commission was held on Monday, April 25, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Marie Cason, Margaret West, Shelby Fiegel, Liz Hamilton, Emily Walter, and Shane Lind.

March meeting minutes were approved 6-0 on a motion made by Liz Hamilton and seconded by Marie Cason, without the chairman voting.

I. PUBLIC HEARINGS- ROBINSON HISTORIC DISTRICT

A. 934 Center Street- Exterior Modifications

The applicant, Eleanor Roberts, is proposing to paint the structure, add gutters, and replace three windows on the south face of the structure and two windows on the north face. The applicant comes to the commission as a result of a complaint being filed regarding work conducted without a certificate of appropriateness. Discussion included the fact that some of the replacement Pella vinyl windows have been installed. The applicant was unaware that wood windows are required. HDC approval is not required to paint the structure and install gutters.

Staff recommended approval of the application with the following condition:

1. The applicant use a window form, width, and materials to match the existing windows for the structure as in kind replacement.

Shelby Fiegel motioned to approve replacement windows made of wood, or replacement of the original windows. Emily Walter seconded the motion. The motion passed 5-0, without the chairman voting.

B. 1724 Robinson Avenue- Outbuilding Addition and Modification

The applicant, Jenny McNulty, is proposing to convert the accessory structure to a legally separate single family home for the purposes of operating a guest house and short-term rental with a 515-sf addition. The structure will be placed on a separate lot. As a result, the project will be treated as a home addition rather than an accessory structure. It appears at some point the existing brick on the main house was painted affecting the historical integrity of the home. Discussion included the applicant's plan to replace the existing sliding garage doors with sliding glass doors, and options regarding the front door surround.

Staff recommended approval of the application with the following conditions:

1. For the north and west facades, windows will be required to be single or double-hung, 1-over-1 wood windows and maintain a size matching the existing window on the west façade. A double window on the north façade is appropriate.
2. Require the gable for the new entry match the form, style, and materials of the existing gable on the west façade or replicate the entry porch of the parent structure at 1724 Robinson Ave., specifically that the gable be wood.
3. All fascias and soffits shall be constructed with wood or wood-like materials such as Hardie® siding.
4. All HVAC equipment shall be screened or placed along the east façade of the structure.
5. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.
6. Replatting of the property shall be required prior to issuance of a certificate of completion and issuance of a short term rental license.

Liz Hamilton motioned to approve the proposal with staff's conditions with the addition to item #2 that the entry gable will match the structure's west side gable or the entry on the parent structure at 1724 Robinson Ave. Shelby Fiegel amended to motion to require that the gables be wood. Shane Lind seconded the motion. The motion passed 5-0, without the chairman voting.

II. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 1110 Neal Street- New Single-Family Construction

Richard Dillon is proposing to construct two matching, new, 1,400 square foot single-family homes in a minimal traditional style. Discussion included the fact that the owner hopes his projects will spark interest in improving the crime-ridden neighborhood of run down and burned homes. He plans to sell the homes, not rent them. Chairman Steve Hurd emphasized that new homes built next to each other should not be identical in appearance. He also mentioned that windows with plastic dividers are prohibited. The applicant requested permission to use vinyl for the soffits and fascia, but that is not allowed in the Old Conway Design Overlay District.

Staff recommended approval of the application with the following condition:

1. Sidewalks are required along all street frontages (5' sidewalk at least 6.5' from the back of the curb.
2. Proposed walkways should connect to the required sidewalk.
3. Planting of 1 canopy tree in each front yard is required.
4. Require all windows be of 1-over-1 design
5. Require the house plan for the west lot be flipped to have the proposed east façade face Neal Street.
6. Require an additional full size window or double window on the front façade of each structure in bedroom 3.
7. Require one structure be allowed to use board and batten siding and one use lap siding for upper detailing.
8. Require a variation in attic vent for each structure.
9. Require fascia and soffits to be finished with wood or wood equivalent construction (Hardie® siding.)
10. HVAC equipment be placed in a manner to minimize its visibility from the street and screened appropriately.
11. Submit revised drawings to the Planning Director for approval prior to release of the COA.

Shelby Fiegel motioned to approve the 12 proposed conditions but amended #4 by removing the vinyl siding stipulation since it doesn't apply to a brick home, and striking item #7, approving 11 total conditions. Emily Walter seconded the motion. The motion passed 5-0, without the chairman voting.

B. 1919 South Boulevard- New Non-residential Construction

The Catholic Diocese of Little Rock is proposing to construct a new, 7,761-sf student religious facility for the Catholic Campus Ministry. The proposed structure features a contemporary design using a pattern language that communicates a Catholic identity. It will feature a sanctuary and space for ministry activities. Discussion included that the structure is set closer to Baridon St due to a large easement and the desire to save two large trees. Staff explained that the 1.25 landscape requirement is to help the institutional structure blend into the residential neighborhood.

Staff recommends approval of the application with the following conditions:

1. Require three windows be placed on the South Blvd. façade.
2. Require additional detailing such as windows or a variation in materials on the large gabled area on the east façade where Hardie ® siding is used.
3. HVAC/mechanical equipment be placed in a manner to minimize its visibility from the street and screen appropriately.
4. Defer setting landscaping requirement to the development review phase. Landscaping should be at least 1.25 times the required landscaping and include the planting of street trees along Baridon St. and South Blvd.
5. Require a 36" combination brick and Hardie ® siding wall to screen the transformer and parking areas along South Blvd.
6. Platting of the property will be required.
7. A conditional use permit allowing religious activities will be required prior to site development review approval.



8. Provide revised plans to the Planning Director for approval prior to issuance of the Certificate of Appropriateness.

Shelby Fiegel motioned to approve the proposal with the staff conditions. Shane Lind seconded the motion. Amendments to the motion included modifying recommendation #1 as seen above to reflect requiring three windows on the South Blvd façade. The motion passed 5-0, without the chairman voting.

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