

The regular meeting of the Conway Historic District Commission was held on Monday, May 23, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Shane Lind, Steve Hurd, Marie Cason, Emily Walter, Shelby Fiegel, and Margaret West. Liz Hamilton was absent.

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

I. ROBINSON HISTORIC DISTRICT

A. 1904 Robinson Avenue- Addition

The applicant (Daniel Lary) is proposing to enclose an existing second story balcony on the rear elevation of the structure. The H.T. Whidon House was constructed circa 1924 and is an example of a Craftsman style home. The structure has been modified over the years including a front garage addition which likely replaced a portico used for parking.

Recommendations:

1. Use materials, as indicated in the application, which match the existing materials found on the structure. Where wood is indicated Hardie siding may be used.

Shelby Fiegel made the motion to approve, Marie Cason seconded the motion. The motion passed 5 - 0, without the chairman voting.

II. OLD CONWAY DESIGN OVERLAY DISTRICT

A. 2022 Jefferson Avenue- New Two-Family Construction

The applicant (Morgan Shaw/Quality Designs) is proposing to construct a new 2,053 square foot duplex residence in a contemporary style.

The applicant and Commission discussed the use of horizontal siding, which is approved. The recommendations were as follows:

1. Sidewalks are required along all street frontages (5' at least 6.5' from the back of the curb).
2. Proposed walkways should connect to the required sidewalk.
3. Planting of 5 additional canopy trees is required. If the cedar tree is removed it shall be replaced with a new canopy tree.
4. Require all windows be 1-over-1 design, feature wide trim, be placed approximately a foot below the eave line.
5. Require wood, Hardie siding/LP SmartSide to be used on the structure with board and batten limited to the gables.
6. Require crawlspace construction or taller slab to mimic the appearance of a crawlspace as found throughout the district.
7. Require an additional front facing gable with a rectangular or circle attic vent for each unit.
8. Require fascia and soffits to be finished wood or wood equivalent construction (Hardie siding).
9. HVAC equipment be placed in a manner to minimize its visibility from the street.
10. The property shall be replatted prior to obtaining a certificate of occupancy.
11. Submit revised drawings to the Planning Director for approval prior to release of the COA.
12. Add a porch that is at least 6 feet deep.

Emily Walter motioned to approve the proposal with staff recommendations. Shane Lind seconded the motion. The motion passed 5-0, without the chairman voting.

B. 2022 & 2024 Weems Street- New Single-Family Construction

It was suggested to the applicant that they request tabling this request due to the significant changes needed to approve the request. The applicant agreed to table.

Emily Walter motioned to table the request. Shelby Fiegel seconded the motion. The Commission approved to table the request 5-0, without the chairman voting.

C. 1837 Simms Street- Residential Outbuilding New Construction (Garage)

The applicant (Tyler Bell) is proposing to construct a 336 square foot detached garage with an open patio to sit approximately where a previous outbuilding was located.

Staff recommends approval of the application with the following conditions:

1. Require the garage be reoriented to face Mitchell Street and setback in line with the building line for the side facade of the house.
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. The property shall be replatted prior to obtaining building permits.
5. Submit revised drawings to the Planning Director for approval prior to release of the COA.

Margaret West motioned to approve the proposal with staff recommendations. Marie Cason seconded the motion. The motion passed 5-0, without the chairman voting.

III. OTHER DISCUSSION

A. Discussion of Guidelines

The commission discussed sharing guidelines with local businesses in need of understanding the Historic District guidelines. Shelby Fiegel motioned to provide a letter from the commission that share the Historic District guidelines to businesses that submit proposals and drawings that do not adhere to the guidelines, and Marie Cason seconded the motion. The motion passed 5-0.

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