

I. Call to Order

The regular meeting of the Conway Historic District Commission was held on Monday, March 30, 2026, at City Hall.

Corey Parks, Vice-Chair called the meeting to order.

Members present: Jason Covington, Marilyn Moix, Secretary, Nathaniel Johnson, Jr., JT Dixon, and Ali Dyer.

Members absent: Josh Hamilton, Chair.

II. Approval of minutes: The minutes from the February 23rd meeting were approved 6/0 with Jason Covington making the motion and Nathaniel Johnson, Jr. seconding.

III. 1511 Caldwell Street      Applicant J.T Dixon of Sowell/Farris Architects - 1123 Front Street, Ste 1, Conway

Tara gave a brief overview that this is a request to return an office space to a single-family residential use through an interior remodel and exterior cosmetic modifications. The existing structure has been utilized as an office and is zoned O-2. The structure was built in 1923 and is a non-contributing structure. It is referred to as the "Brooks House" and is characterized as a "Bungalow/folk Victorian style".

The applicant is proposing to address the windows and existing siding, which is wooden and will be replaced with Hardie Board and windows will be brought to operability and storm windows will be replaced. There is also a storm shelter on the property which will be removed.

The following conditions apply upon approval:

- 1) Applicant must obtain all applicable building permits if/when a Certificate of Appropriateness is granted. This includes a demolition permit for the storm shelter.
- 2) Siding shall be composed of wood or a wood-like material such as Hardie siding/LP SmartSide.
- 3) Existing windows shall be retained and preserved.
- 4) Operable storm window dividers should align with the existing meeting rail.
- 5) Storm windows shall have a painted or baked-enamel finish color that is compatible with the sash color.
- 6)

Corey requests the applicant to come forward. J.T. Dixon recuses himself from the commission as he is the presenter of this application. He states that this project is straight-forward in that they propose to replace the siding, which has damage with a product that matches the integrity of the age of the structure. No changes to the site other than the removal of the storm shelter. Corey requests that J.T. leave the meeting space so that the commission can review this request.

Corey asks for anyone in favor or against this project - there were none. Brought back into commission for any discussion - Jason states that he feels it is straight-forward.

Corey entertains a motion to approve. Jason Covington entered a motion / Ali Dyer seconded. Passes 5/0.

IV. 1709 Prince Street Applicant: William Blake Gray - Contractor

Tara gave a brief overview:

The applicant is proposing to rebuild an existing deck while adding a covered roof section with a screened in area. The residence was built in 1915 and is referred to as the U.C. Craig House in the Colonial Revival style. It is a contributing structure. 2020 survey docs state the following: "Back L Addition has been added since a 1998 survey. Excellent restoration and sensitive addition. Storm windows."

The Applicant is proposing to extend the roofline over the back porch and enclose it. The footprint of the house will not change.

The following conditions apply upon approval:

- 1) Applicant must obtain all applicable building permits if/when a Certificate of Appropriateness is granted.
- 2) Roofing material shall match existing structure.
- 3) If the existing sidewalk is damaged during construction, it must be repaired.
- 4) Lighting shall be inward, downward, and shrouded to stay within the bounds of the property.
- 5) Storm doors shall have a painted, stained, or baked-enamel finish color.
- 6) Support structures (example, beams) must match existing in material type and color.

The applicant states that this address is a repeat customer for him, The Clarks. They have sustained damage to their deck from falling tree limbs and rot. They want the same layout that they have but would like to add the small screened-in section in the L-shaped area. He was able to find the tear-drop style siding that matched the existing siding. All other lumber will be treated as deck material and storm doors will be baked-enamel. Shingles were found to match and therefore all materials should match.

Corey calls for anyone to speak in favor or against. There were none.

Brought back into commission. Corey asks if the contributing status is affected. She says based upon the materials that the applicant is proposing and that it is a structure that could be removed if there is a problem. Based on the conditions Corey thought that was the case but wanted it on the record. Any thoughts from the commission? Jason states that he is good with all conditions.

Corey entertains the request for a motion. Motion to approve by Jason Covington / Nathaniel Johnson, Jr. seconds. Passes 6/0.

Additional business? None at this time.

Corey calls to adjourn. Jason Covington motions to adjourn / second by Ali Dyer. Passes 6/0.

/mm