

I. Call to Order

The regular meeting of the Conway Historic District Commission was held on Monday, August 24, 2026, at City Hall.

Tara Jackson, Planning Staff, called for a vote to install a Chair and Vice-Chair. Jason Covington was nominated as Chair and Aly Dayer nominated as Vice-Chair. All members were in favor.

Jason Covington called the meeting to order.

Members present: New members Joanna Nabholz and Brianna Wiggins, JT Dixon, Nathaniel Johnson and Aly Dayer forming a quorum

Absent: Marilyn Moix

II. Approval of minutes:

- III. **1511 Caldwell St.** – Applicant is seeking demolition of the property due to extensive termite damage. JT Dixon spoke for the applicant and showed images of the damage and provided a report completed by the architectural firm he represents and asked that they be allowed to demolish the current residence and rebuild. Nobody spoke for or against the project and it was brought back into commission. Commissioner Nabholz made a motion to approve and was seconded by Commissioner Johnson. Unanimous vote by commission to approve with Commissioner Dixon recusing himself from the vote.

- IV. **1511 Caldwell St.** – Applicant is seeking approval of a design for a new residential single family home. JT Dixon presented plans that were aligned with the Robinson Historic District's design standards and configuration of site. The applicant will repurpose the stained glass present in the current home for the new build. A motion for approval was made by Commissioner Nabholz and seconded by Vice-Chair Dayer. The vote was unanimous to approve with JT Dixon recusing himself. .

- V. **1806 Washington Ave** – The item was pulled from the agenda by staff due to lack of information received from applicant.

- VI. **124, 130, 136 Conway Blvd** – The applicant is seeking to build 6 duplexes across three lots. Justin Magie spoke for the applicant and explained the orientation, façade design and landscaping buffers for the development. The floor was opened to public comments. David Antonio of 1423 Garvin, Conway, does not like the two story design as the top floor would look down into the back yards of neighbors. Karen Rainey, 112 Conway Blvd, Conway, does not like the two story design. The item was brought back into commission where the discussion turned to the layout of the design and points made by staff regarding non-compliance and setback requirements as well as placement of windows. Justin Magie answered questions posed by Commission and agreed to speak with his client to work through the concerns. Commission voted to table the request until the September meeting to see if changes would be approved by the owner.

- VII. **Appeal regarding unpermitted carport at 1419 College St.** – Beau Turner,

owner, presented a Power Point presentation which was approximately 1 hour and 14 minutes outlining the non-conformance of other structures within the overlay district as well as the lack of code enforcement in the area. His presentation also included the appropriateness of metal used throughout history as an approved material. There were five residents who live in close proximity to the residence who all claimed that the structure was not that noticeable and the aesthetics were appropriate as built. Ian Buchanan, Vivian Hogue, Bradley Thompson, Amy Adams and JD Gingerich all spoke in favor. The item was brought back into commission and commissioner Nabholz voiced concerns about the grade of metal and its durability. Vice-chair Dayer reminded commissioners that the applicant sought a permit which was denied and the applicant built it in spite of that and that the property already has one outbuilding which exceeds the percentage of square footage allowed and has added another 660 square feet with the new structure. Several commissioners discussed the height of the carport but ultimately deemed it irrelevant to the overall discussion. Commissioner Dixon made a motion to amend the conditions to remove the siding wrapped around the columns and paint them to match the house. Commissioner Nabholz seconded and all approved. Commissioner Dixon made a motion to approve the appeal with Commissioner Nabholz second. Aye votes were Commissioners Dixon, Nabholz and Johnson. Nay votes were Chair Covington, Vice-Chair Dayer and Commissioner Wiggins. Motion failed for lack of a majority vote of four. Applicant was advised that next steps were an appeal to City Council and given the timeline associated with that process.

VIII. Meeting was adjourned.