

The regular meeting of the Conway Historic District Commission was held Monday, Oct 28, in Conway City Hall. All members, being a quorum, were present: George Covington Sr, Steve Hurd, Gerald Tosh, David Carolina, Shelby Fiegel, Taylor Martin, and Emily Walter.

The Minutes from the September meeting were approved 7-0 on a motion made by Taylor Martin and seconded by David Carolina. All agreed.

PUBLIC HEARINGS

A. 1616 Robinson Avenue (RHD) – Exterior Modifications

Applicant/Owner:
Ken Jones
1620 Robinson Ave
Conway, AR 72034

No one from the public spoke for or against the project.

Ken Jones, the owner, spoke to the project. He did not realize a certificate of appropriateness was required prior to accomplishing the work. He described some updates made: replaced rusty posts, fixed various damage, painted brick and constructed a privacy barrier for carport and front entry.

Shelby Fiegel made a motion to approve according to the recommendations. That is 1) do not remove paint after the fact since it may cause damage and 2) locate HVAC in rear or side and ensure its appropriately screened. Taylor Martin seconded the motion. All agreed.

B. 820 Center Street (RHD) – Exterior Modifications

Applicant:
Cary Kuykendall
KSI Construction
298 Pickwicket Dr
Conway, AR 72034

Owner:
Livproper, LLC
1775 Jasmine Ln
Conway, AR 72034

No one from the public spoke for or against the project.

Cary Kuykendall, the applicant, spoke to the project. The committee suggested the sidelight windows should not be removed. And any plexiglass windows should be replaced with real glass. The committee believed the vent on the front of the house above the porch was in a prominent place and should be replaced with a new one. The staff stated a rail on a side porch should be installed. There was a discussion and the staff

relented as it's believed existing ordinances don't specifically cover the issue specifically; hence the applicant elected not to install a rail.

Shelby Fiegel made a motion to approve the request according to the recommendations with the following clarifications: recommendation #2, a new vent above the porch is appropriate and staff approval is not needed, and recommendation #3, no porch railing is required on the side porch. Emily Walter seconded the motion, all agreed.

C. 2030 Duncan Street (OCDOD) – New Single-Family Residence

Applicant/Owner:
RT Real Estate
Niki Thompson
831 Faulkner St
Conway, AR 72034

No one from the public spoke for or against the project.

Roy and Niki Thompson, the applicants, spoke to the project. They said they agreed with everything except two items: the committees desire to have parking around back and an arched window over the doorway.

A discussion ensued about the potential of parking in front of the house instead of around back. In the end, the committee determined parking truly needed to be placed around back. It was noted the front setback needs to be reduced to 21' to accommodate this.

A second discussion ensued about placing an archway over the front door. The applicants didn't desire the archway. A discussion ensued about maybe a window above the archway. In the end, it was agreed some type of detail above the door is required.

The question was asked if "one over one" windows were okay to use? Steve Hurd from the committee stated they are acceptable.

Shelby Fiegel made a motion to approve the request in accordance with the recommendations. She especially noted recommendation #2, to park around back, is a firm requirement and stands as is. She also noted recommendation #5, applicable to the arched window, does not dictate an archway; just more "historically appropriate" detail above the door is required. It can be a vent or anything adding more detail as long as the Planning Department approves it. Taylor Martin seconded the motion, all agreed.

D. 2125 Robinson Avenue – New temporary building; CRHC Wound Clinic

Applicant:
Bryan Gibbs/Conway Regional Health System
2302 College Ave
Conway, AR 72034

No one spoke publicly for or against the project.

Bryan Gibbs, the applicant spoke to the project. A discussion ensued about the decision to use metal siding versus something more esthetically pleasing. The committee, in general, did not feel the metal siding fit the historical norms of the area. It was noted the building is temporary. It was also noted it's temporary, but for a long period (3 years), and then there is the option for it to become permanent. Various options other than metal were bandied about for further thought, e.g., hardy board, etc.

An additional discussion ensued about sprucing up the outside of the building with applicable landscaping (e.g., plants, small trees, flowers, etc.). Similarly, it was suggested landscaping be placed along Robinson Rd adjacent to the building. The applicant was not overly receptive to the landscaping notion. He commented the building is being built on a parking lot and it'd be difficult to provide landscaping. Some examples were given about how it could be done. For example, Molly Bernard (1905 Caldwell St) stated one can gain good ideas by visiting the downtown area and the colleges in Conway. Gates Booth (1625 Summerbrook Dr) suggested that large planters be considered as part of the landscaping.

Shelby Fiegel made a motion to approve the request in accordance with the three existing recommendations and adding two additional recommendations: explore siding options other than metal and explore a plan to install landscaping along Robinson Rd. Emily Walter seconded the motion. All agreed.

E. 1306 Deer Street – Exterior façade changes

Applicant:
Conway Corporation
650 Locust Ave
Conway, AR 72034

No one from the public spoke for or against the project.

Rik Sowell (Sowell Architects) and Bret Carrol (CEO, Conway Corp) discussed the request and generally stated they'd be removing garage doors to make way for a new store front. In addition, they will be adding a new entry to facilitate the IT staff.

George Covington, Sr. motioned to approve the request and Taylor Martin seconded it. All agreed.