

The regular meeting of the Conway Historic District Commission was held Thursday, December 19, 2019 in Conway City Hall. The following members, being a quorum, were present and acting: Steve Hurd, Taylor Martin, Gerald Tosh, Emily Walter, David Caroline; Shelby Fiegel joined the meeting late. George Covington, Sr. was absent. New member, Liz Hamilton, term beginning January 1, 2020, was also in attendance.

November meeting minutes were approved unanimously on a motion made by Taylor Martin and seconded by Gerald Tosh.

I. PUBLIC HEARINGS

A. 2035 Independence Avenue (OCDOD) – New single-family residence

Applicant asked to defer review of the project until January 2020.

B. 827 Center Street (RHD) – Exterior modifications

Applicant was not present. A motion to table the request, made by Shelby Fiegel and seconded by Gerald Tosh was approved 5-0. Chairman did not vote.

C. 853 Mitchell Street (RHD)– New single-family residence

Kelly Erstine (830 Reynolds Ave) presented the request. He described the proposed new single-family residence as a European Cottage style including painted brick, metal fencing, wood windows, etc. Tom Watson (1550 Briley Dr) spoke in favor of the request. Mr. Watson will be the builder for the project. No one spoke in opposition. Steve Hurd noted that the design, primarily the roof form is not consistent with the period style for the area. The Commission discussed with roof and entry modifications that would make the proposed residence more compatible with significant contributing structures of the area and Robinson Historic District. Possible solutions were suggested by Planning Staff including shifting more of the focus/weight of the structure to the front of the house and adding additional windows. It was suggested that the request could be approved pending approval of revised plans by the Planning Director and/or HDC Chairman. The Commission discussed the merit of painting new versus old brick.

Shelby Fiegel made a motion to approve including 9 staff recommendations. Emily Walter seconded the motion. The motion was approved 5-0. Chairman did not vote.

Staff recommendations:

1. Provide additional details on the existing trees and proposed tree plantings. If any significant trees are removed, the Planning Director may require replanting of new trees. At a minimum, one tree per thirty feet of street frontage shall be required.
2. Require at least 30% of the front and side facades be composed of window openings.
3. Require a more substantial (wider) front façade at the very front of the structure to reduce the complexity of the roof form.
4. Require a more shallow recess for the front entry.
5. Require true divided light wooden windows.
6. Require fascia and soffits to be finished with wood construction.
7. Require an altered roof form that reduces the roof's towering nature with architectural shingles required.
8. HVAC equipment be placed in a manner to minimize its visibility from the street.
9. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

D. 802 Front Street (OCDOD) – Exterior modifications/storefront change

Chris Spatz (615 Davis St) presented the request. He explained that that the open canopy area is to be enclosed with storefront-like bay doors to allow greater flexibility of the display of goods, mainly kayaks, sold by the current tenant to be displayed during the day, but secured overnight. Jim Larry (52 Ryan Dr,

Greenbrier) spoke in favor of the request. No one spoke in opposition. The Commission noted that it would be desirable for the storefront to be slightly recessed. A low brick wall at the rear of the property, to screen trash receptacles and rubbish from view along main street was discussed as staff proposed it as a condition.

Gerald Tosh made a motion to approve the request including all staff recommendations, but omitting recommendation #3, the requirement for a low brick wall. He then modified his motion to add an additional condition that the storefront be recessed from the face of the building. Taylor Martin seconded the motion. The motion was approved 5-0. Chairman did not vote.

Staff recommendation:

1. The work shall be completed in conformance with the submitted plans including all glass storefront and entryways.
2. All glass shall be transparent.
3. ~~A brick "low wall" shall be provided at the rear parking area along the Main St frontage for screening purposes.~~
4. Tinted glass is prohibited.
5. No signage is approved as part of this request.
6. *Storefront shall be recessed from the face of the building.*

E. 1816 Washington Avenue (OCDOD) – Exterior modifications

Matt Duffy (1307 Sunset Dr) presented the request. Mr. Duffy owns the property and wishes to restore it for use as his primary residence. He explained the changes proposed for the property including changes to correct the unsymmetrical roof line and the porch. Tom Stahl (3606 Rocky Ln) spoke in favor of the request. Scott Stevenson (1809 Cleveland St) spoke in favor of the request. No one spoke in opposition. The extensive modifications that have been made to the property over time were discussed. It was noted that no changes are planned for the Mother-in-Law's quarters at the rear of the property.

Shelby Fiegel made a motion to approve the request including the 2 staff recommendations. David Carolina seconded the motion. The motion was approved 4-0-1. Emily Walter abstained.

Staff recommendations:

1. Materials shall be used that are consistent with the materials of the existing structure. Wood siding shall be used on the gable.
2. The columns shall be of a wood material and a minimum of 8"x8".

F. 827 Center Street (RHD) – Exterior modifications

The applicant for I.B, 827 Center Street, arrived late. Shelby Fiegel made a motion to bring the request back for consideration. Gerald Tosh seconded the motion. The motion was approved 5-0.

Justin Stegall (Dallas, TX) presented the request. Mr. Stegall is the owner of the property and plans to restore it for use as his primary residence. He explained the proposed plans to correct current deficiencies with the porch foundation and update the lighting and columns on the porch. No one spoke in opposition. The suggestion was made that the height of the porch railing be no taller than the capital of the stone column, though it was noted that a handrail would not be required by building code.

Shelby Fiegel made a motion to approve the request with 2 staff recommendations, adding approval to demolish the detached garage. Emily Walter seconded the motion. The motion was approved 5-0.

Staff recommendations:

1. The window trim and column shall be of a wood material.

2. No changes to or removal of the existing siding is authorized.
3. Detached garage may be demolished.

A motion to adjourn was approved unanimously.